



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

January 14, 2015

Joshua C. Marshall  
Land Design Consultants, Inc.  
4585 Daisy Reid Avenue, Suite 201  
Woodbridge, VA 22192

RECEIVED  
Department of Planning & Zoning

FEB 10 2015

Zoning Evaluation Division

RE: Rezoning Application RZ 2014-PR-012

Dear Mr. Marshall:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 13, 2015, granting Rezoning Application RZ 2014-PR-012 in the name of Sekas Homes, LTD. The Board's action rezones certain property in the Providence District from the R-1 and R-2 Districts to the R-3 District to permit residential development with a total density of 2.43 dwelling units per acre (du/ac), and a waiver #6447-WPFM-004-01 to permit the location of underground stormwater management facilities in a residential area. The subject property is located on the S.E. intersection of Courthouse Road and Sutton Road, 2719, 2721, 2723, Sutton Road, and 9637, 9633 Courthouse Road, on approximately 4.12 acres of land, [Tax Map 48-1 ((1)) 65, 67, 68, and 48-1 ((5)) 1 and 4], subject to the proffers dated December 9, 2014.

**The Board also:**

- Waived the sidewalk requirement along Courthouse Road in favor of the walkway depicted on the GDP
- Waived the sidewalk requirement along Sutton Road in favor of the walkway depicted on the GDP
- Waived the requirement to construct curb and gutter along the Sutton Road frontage in favor of the proffer commitments to escrow funds
- Approved Waiver Number 025756-WPFM-001-01 subject to development conditions contained in Attachment A to the November 24, 2014, recommendation from the Department of Public Works and Environmental Services (DPWES)

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Office of the Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

- Approved all commitments that were made on the record this afternoon as follows:
  - The applicant agrees to construct a standard crosswalk at the Lemon Tree intersection with Courthouse Road upon the County acquiring approval from the Virginia Department of Transportation (VDOT) for said crosswalk
  - The applicant would like to increase the payment for the stormwater fee from \$5,000 to \$10,000 to ten thousand dollars for maintenance of the stormwater facility
  - The applicant agrees to provide "No Parking or Heavy Equipment" signs in the vicinity of the infiltration trench

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Linda Smyth, Providence District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Michael Davis, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Ajay Rawat, Coordinator, Facilities Planning, Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 13th day of January, 2015, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2014-PR-012**

**WHEREAS**, Sekas Homes, LTD., filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and R-2 Districts to the R-3 Districts, and

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-3 District, and said property is subject to the use regulations of said R-3 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 13th day of January, 2015.



Catherine A. Chianese  
Clerk to the Board of Supervisors





**PROFFERS**

**Sekas Homes, Ltd.  
Summer Hill Estates**

RZ 2014-PR-012

RECEIVED  
Department of Planning & Zoning

DEC 09 2014

Zoning Evaluation Division

December 9, 2014

Pursuant to Section 15.2-2303(A) of the 1950 Code of Virginia, as amended, the Applicant, for himself and his successors or assigns (herein collectively referred to as the ("Applicant") in this rezoning application filed on property identified on the Fairfax County Tax Map 48-1 ((1)) 65, 67, 68 and 48-1 ((5)) 1, 4 hereinafter referred to as the "Application Property", agrees to the following proffers, provided that the Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves the rezoning of the Application Property from the R-1/R-2 zoning district to the R-3 district.

**1. Development Plan**

- a) Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance ("the Ordinance"), development of the Application Property identified on the Fairfax County Tax Map 48-1 ((1)) 65, 67, 68 and 48-1 ((5)) 1, 4 shall be in substantial conformance with the General Development Plan ("GDP") entitled "Summer Hill Estates" containing twelve sheets and prepared by Land Design Consultants, Inc., dated December 1, 2014.
- b) Pursuant to Paragraph 2 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. These modifications may include the locations of utilities and landscaping, minor adjustment of property lines, and the general location, type and size of dwellings and access on the proposed lots, provided that the minimum building setbacks outlined on the GDP are honored, and the limits of clearing and grading are adhered to.

**2. Homeowners Association**

Prior to record plat approval, the Applicant shall establish a homeowners association for the proposed development for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation of the approved development. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the HOA and residential covenants and proffers. The initial deeds of conveyance shall expressly contain these disclosures.

**3. Transportation**

- a) Density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Ordinance for all eligible dedications described herein.
- b) Garages and Driveways. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the HOA and to the Board of Supervisors. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's office. The HOA documents shall expressly state this use restriction. The driveway provided for each unit shall be a minimum of twenty (20) feet in length and eighteen (18) feet in width to permit the parking of two (2) vehicles without overhanging onto the sidewalk, if provided. Garages shall be designed to accommodate a minimum of two (2) vehicles.

- c) The existing western entrance to Courthouse Road, which serves the existing dwelling on proposed Lot 9, shall remain until such time the existing dwelling is removed and a new house constructed. The existing eastern entrance to Courthouse Road, which serves the existing dwelling on the proposed Lot 9, will be removed in conjunction with this application and a new access shall be provided to the proposed Public Street; however the existing east driveway outside the right-of-way will remain until such time as a new house is constructed on this lot. Any new dwelling on proposed Lot 9 will be accessed solely from the proposed Public Street. The Applicant shall extend curb, gutter and sidewalk across these existing entrances onto Courthouse Road as they are removed in accordance with this proffer.
- d) The Applicant will remove the existing gravel entrance and driveway serving Tax Map 48-1 ((5)) 1 and construct a new driveway for proposed Lot 10, as shown on Sheet 2, prior to issuance of the first Residential Use Permit (RUP). Any dwelling on Lot 10 will be accessed via a driveway onto Sutton Road.
- e) As a condition of subdivision plan approval or upon demand by Fairfax County or the Virginia Department of Transportation ("VDOT"), whichever occurs first, the Applicant shall dedicate and convey, without encumbrances and in fee simple, to the Board of Supervisors, right-of-way along Courthouse Road (Rt. 673) such that the half-section, as measured from the centerline, shall equal 43.5 feet. Additionally, the Applicant shall dedicate and convey, without encumbrances and in fee simple, to the Board of Supervisors, right-of-way along Sutton Road (Rt. 701) such that the half-section, as measured from the centerline, shall equal 45.0 feet. The ROW dedication shall be provided as generally shown on the GDP, subject to the approval of VDOT and the Fairfax County Department of Public Works and Environmental Services ("DPWES") and Fairfax County Department of Transportation ("FCDOT").
- f) At the time of subdivision plan approval, the Applicant shall dedicate and convey an internal public street, without encumbrances and in fee simple, to the Board of Supervisors, as generally shown on the GDP. The Applicant shall construct this public street with a 50-foot wide ROW, a minimum pavement radius in the cul de sac of 45 feet, curb and gutter, 5-foot wide sidewalks, and buffer strips, in accordance with VDOT public street standards. This public street is subject to review and approval of VDOT and DPWES.
- g) Prior to issuance of the first RUP, the Applicant shall provide a 6-foot wide asphalt walkway along the subject property's Courthouse Road frontage and along Sutton Road, as generally shown on the GDP. The trail shall be located within the Courthouse Road and Sutton Road right-of-way and shall be subject to approval by VDOT and FCDOT.
- h) Prior to issuance of the first RUP, the Applicant shall provide additional asphalt along the subject property's Courthouse Road, as generally shown on the GDP, to accommodate an on road bicycle lane. The on road bicycle lane shall be located within the Courthouse Road right-of-way and shall be subject to approval by VDOT and FCDOT.
- i) At time of issuance of the first building permit, the Applicant will provide to Fairfax County an escrow of \$2,460.78 for the cost of the construction of a 5 foot sidewalk along the property's Sutton Road frontage, by others. This proffer shall not preclude the construction of the 6-foot wide asphalt walkway along Sutton Road as required per proffer 3g. In the event this escrow is not used for the construction of a 5 foot sidewalk along the property's Sutton Road frontage within ten years from the date it was posted, this amount and any associated interest shall be used by Fairfax County for pedestrian improvements within the Providence District upon consultation with the Providence District Supervisor.
- j) At time of issuance of the first building permit, the Applicant will provide to Fairfax County an escrow of \$7,922.44 for the cost of the construction of curb and gutter and pavement

along the property's Sutton Road frontage, by others. In the event this escrow is not used for the construction of curb and gutter and pavement along the property's Sutton Road frontage within ten years from the date it was posted, this amount and any associated interest shall be used by Fairfax County for frontage improvements within the Providence District upon consultation with the Providence District Supervisor.

#### 4. Natural Landscaping

a) The first submission of the subdivision plan and all subsequent plan submissions shall include a landscape plan and specifications, for review and approval by the Urban Forest Management Division (UFMD). The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improve air quality, water quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation:

- Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf shall cover no more than 75% of the pervious area of each lot. Mulched planting beds incorporating groups of trees and other plants shall be used to provide a root zone environment more favorable to trees and shrubs.
- Plant trees in areas to contribute to energy conservation for the dwelling on each lot where possible, as depicted in Plate 4-12 of the Public Facilities Manual (PFM).
- Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases.
- Landscaping implemented with the subdivision plan may be made up of groups of non-invasive trees including larger, overstory type trees (category III and IV, as listed in PFM Table 12.17) together with smaller understory type trees (Category II). In this application, it is acceptable for the 10-year projected canopies of overstory trees to overlap the canopies of understory trees, as may occur in a multi-layered wooded environment.
- Inspection of mulch beds for conformance with the approved subdivision plan shall be conducted by the Fairfax County Site Inspector and/or Urban Forest Management Division at the time that the Residential Use Permit is issued for each dwelling. After mulch areas have been accepted, they shall become the responsibility of the homeowner who shall not be precluded from managing or planting these areas according to their preference.
- The Applicant shall reserve the right to modify the location and species of trees at time of final subdivision plan subject to final engineering and approval by Urban Forest Management Division.

#### 5. Tree Preservation

Tree Preservation: The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent subdivision plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of

Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the RZ and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

Tree Appraisal. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective subdivision plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective subdivision plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees, not to exceed \$50,000, regardless of that amount shown on the Subdivision Plan. In the event this letter of credit or cash bond is depleted prior to bond release, the Applicant will replace this with another letter of credit or cash deposit equal to 50% of the replacement value of the Bonded Trees, not to exceed \$50,000, regardless of that amount shown on the Subdivision Plan. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

The Applicant shall notify the Providence District Supervisors Office and contiguous property owners, via certified mail, one week prior to the date of the pre-construction meeting. The owner(s) may attend this meeting and bring their own arborist, if desired. If agreed to by UFMD and owner(s) arborist, the Applicant shall incorporate owner(s) arborist recommendation(s) pertaining to the tree clearing along common property lines.

Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the RZ, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the RZ, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

Demolition of Existing Structures. The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the RZ shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.

Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

#### **Tree Preservation Easement**

At the time of recordation of the subdivision plat, the Applicant shall record a Tree Preservation Easement running to the benefit of Fairfax County, in a form reviewed by UFMD and approved by the County Attorney, over the tree save areas shown on the GDP. The Tree Preservation Easement shall prohibit removal of any trees in the easement areas except those which are dead, dying, diseased, or hazardous, or as necessary for construction of an accessory use or possible additions to the proposed dwelling or existing dwellings shown on the subdivision plan. The deed for each lot shall contain clear language delineating the Tree Preservation Easement and the restrictions within those areas. The property plats shall also delineate and label the Tree Preservation Easement on each lot. Restrictions within tree preservation easements shall include the protection of understory trees, shrubs and groundcovers, woody debris, leaf litter and soil conditions present at the time of subdivision plan submission.

The Applicant shall convey forested area and tree management information prepared to satisfy Tree Preservation Plan requirements to the purchaser of each lot at the time the RUP is issued. Information shall include data collected for the Tree Inventory, updated to note completion of tree preservation activities required by the Tree Preservation Plan approved with the subdivision plan, and any additional work performed for preservation and/or maintenance in Tree Preservation Easements. This shall be provided to all prospective homeowners in a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision. Transfer of information shall be verified by a notice of receipt signed by the property buyer.

#### **6. Storm Water Management**

- a) If approved by SDID, Stormwater Management and Best Management Practices (BMP's) shall be accomplished through the provision of a Gravel Aggregate Infiltration Trench, stackable modular plastic underground stormwater management system and/or chambers as generally shown on Sheets 2 and 7-7B of the GDP and in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM) or any approved modifications and/or waivers. Maintenance access will be provided as shown on the GDP. The size and location of the facilities may be subject to final modifications based on final engineering provided it is in substantial conformance with the GDP. The stormwater facility shall be designed to meet the adequate outfall requirements as outlined in the PFM.
- b) The homeowners of the lots within the Application Property shall be responsible for implementing the maintenance contract and funding mechanism to provide maintenance for the proposed stormwater facilities. The maintenance responsibilities and funding mechanisms for the lots within the Application Property will be outlined in the Homeowner's Association documents as well as in a disclosure memorandum for any contract for sale

- c) Prior to bond release, the Applicant shall contribute \$5,000 to the Homeowner's Association for the subject property for use in maintaining the proposed stormwater facility.
- d) After establishing the HOA pursuant to these proffers, the Applicant shall provide the HOA with written materials describing proper maintenance of the stormwater facilities in accordance with the PFM and County guidelines.

**7. Contributions**

- a) At the time of issuance of the first Building Permit, the Applicant shall contribute \$21,432 to the Fairfax County Board of Supervisors for use for parks and recreational facilities in the Providence District upon consultation with the Providence District Supervisor and Fairfax County Park Authority
- b) At the time of issuance of the first Building Permit, Applicant shall contribute \$43,300 to the Board of Supervisors for capital improvements to the public schools that encompass this area at the time of Building Permit approval. Said contribution shall be deposited with SDID for transfer to Fairfax County Public Schools. Following approval of this Application and prior to the Applicant's payment of the amounts set forth in this Proffer, if Fairfax County should increase the ratio of students per single-family detached unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts. Prior to beginning construction of the proposed development, the Applicant shall notify the Fairfax County Public Schools of the intended construction and anticipated completion date.

Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in Proffer 7b, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution.

- c) Prior to the issuance of the first Building Permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to one-half of one percent (0.5%) of the value of all new units constructed on the property (8 units). The percentage shall be based on the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. The projected sales price shall be as determined by the Department of Housing and Community Development (HCD) in consultation with the Applicant to assist the County in its goal to provide affordable dwellings.
- d) At the time of issuance of the first building permit, the Applicant shall contribute \$3,000 to Nottoway Nights.

**8. Escalation in Contribution Amounts**

For all proffers specifying contribution amounts or budgets for operational expenses, the contribution and/or budget amount shall escalate on a yearly basis from the base year of 2014 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

**9. Architecture**

The design and architecture of the approved units shall be in substantial conformance with the illustrative elevations contained in the GDP, or of comparable quality. The Applicant reserves the right to use an alternative product than what is shown on the illustrative elevations provided it is consistent with the illustrative elevations. The exterior facades of the new homes constructed on the site shall be covered, at a minimum, with masonry (cultured stone, stone or brick) from finished grade to first floor on all four sides. Masonry and/or cementitious siding (e.g., HardiPlank by James Hardie Building Products), or a combination thereof shall be applied from the first floor to the roof line. The Applicant shall not place any AC/HVAC units in the northern side yard of proposed Lots 1 and 9, which are visible from Courthouse Road. This restriction on Lots 1 and 9 shall only apply to any new dwelling. All units shall be limited to a maximum of thirty-five (35) feet in height as measured in the Fairfax County Zoning Ordinance.

The side and rear façade treatments on Lots 1 and 9, which face the adjacent public street, shall contain a similar façade treatment to that shown on the front of Lots 1 and 9. This restriction shall only apply to any new house constructed on Lots 1 and 9.

**10. Green Building**

Any new dwelling unit constructed shall provide certification in accordance with the National Green Building Standard (NGBS) using the ENERGY STAR® (version 3.0) Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Environment and Development review Branch of the DPZ and from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification prior to the issuance of the Residential Use Permit ("RUP") for each dwelling;

**11. Lighting and Signs**

- a) All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
- b) No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or home sales for the Property to adhere to this Proffer.

**13. Universal Design**

At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: step-less entry from the garage to house or into the front door, main doors on 1<sup>st</sup> floor level 36" wide, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.

At the time of initial purchase, additional Universal Design options shall be offered to each purchaser at the purchaser's sole cost. These additional options may include, but not be limited to, first floor bedroom and 1<sup>st</sup> floor bathroom, clear space under the kitchen counters, curb less shower (or shower with a curb of less than 4.5" high), five foot turning radius near 1<sup>st</sup> floor bathroom commode, grab bars in 1<sup>st</sup> floor bathroom that are ADA compliant, 1<sup>st</sup> floor bathroom console sink in lieu of cabinet style vanity.



#### 14. Other

- a) During development of the subject site, the telephone number of the site superintendent that shall be present on-site during construction shall be provided to the Providence District Supervisor's Office.
- b) Outdoor construction activity shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and 8:00 a.m. and 5:00 p.m. on Saturdays. No outdoor construction activities shall be permitted on Sundays or on federal holidays. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employees and subcontractors. Construction hours shall be posted on-site in both English and Spanish. This proffer applies to the original construction only and not to future additions and renovations by homeowners.
- c) The extension into the minimum required side and rear yards for open and roofed decks (to include but not limited to pergolas and hanging plant fixtures) shall be permitted in accordance with Section 2-412 of the Fairfax County Zoning Ordinance. Decks with lattice below or above the deck floor may extend into the minimum required side and rear yards as an open or roofed deck in accordance with Section 2-412 of the Zoning Ordinance. Restrictions placed on the location of open and roofed decks per Section 2-412 of the Zoning Ordinance shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision. In accordance with the Zoning Ordinance, any sunrooms or enclosed porches may not encroach into the minimum required setbacks as shown on Sheet 2 of the GDP. This shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale, including in the Homeowner's Association documents and included as a covenant in the deed of subdivision.

Signatures:

Sekas Homes, Ltd., Applicant, Tax Map 48-1 ((1)) 65, 67, 68 and 48-1 ((5)) 1, 4

By: 

John P. Sekas, President

Summer Hill Estates, L.C., Title Owner of Tax Map Tax Map 48-1 ((1)) 65

By: 

John P. Sekas, Manager

Chun Xi International, Ltd., Title Owner of Tax Map Tax Map 48-1 ((1)) 67

By: \_\_\_\_\_

Chun Xi International, Ltd., Title Owner of Tax Map Tax Map 48-1 ((1)) 68

By: \_\_\_\_\_

Summer Hill Estates, L.C., Title Owner of Tax Map Tax Map 48-1 ((5)) 1

By: 

John P. Sekas, Manager

Paul L. Bellamy, Title Owner of Tax Map Tax Map 48-1 ((5)) 4

By: 

Paul L. Bellamy, Sr.

Lillian M. Bellamy, Title Owner of Tax Map Tax Map 48-1 ((5)) 4

By: 

Lillian M. Bellamy

Signatures:

Sekas Homes, Ltd., Applicant, Tax Map 48-1 ((1)) 65, 67, 68 and 48-1 ((5)) 1, 4

By: \_\_\_\_\_

John P. Sekas, President

Summer Hill Estates, L.C., Title Owner of Tax Map Tax Map 48-1 ((1)) 65

By: \_\_\_\_\_

John P. Sekas, Manager

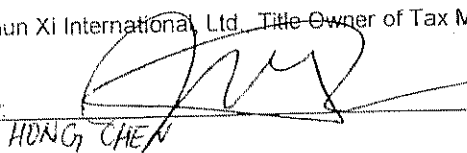
Chun Xi International, Ltd., Title Owner of Tax Map Tax Map 48-1 ((1)) 67

By: \_\_\_\_\_

  
HONG CHEN

Chun Xi International, Ltd., Title Owner of Tax Map Tax Map 48-1 ((1)) 68

By: \_\_\_\_\_

  
HONG CHEN

Summer Hill Estates, L.C. Title Owner of Tax Map Tax Map 48-1 ((5)) 1

By: \_\_\_\_\_

John P. Sekas, Manager

Paul L. Bellamy, Title Owner of Tax Map Tax Map 48-1 ((5)) 4

By: \_\_\_\_\_

Paul L. Bellamy

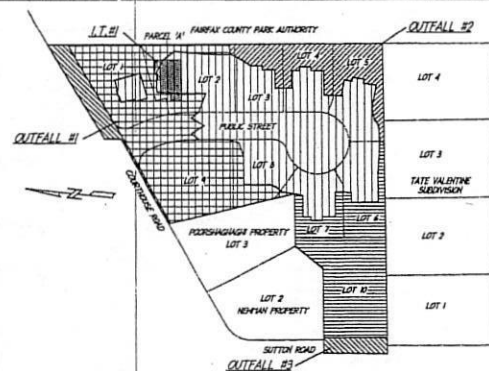
Lillian M. Bellamy, Title Owner of Tax Map Tax Map 48-1 ((5)) 4

By: \_\_\_\_\_

Lillian M. Bellamy







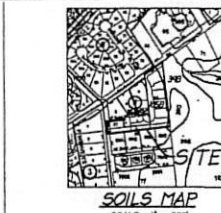
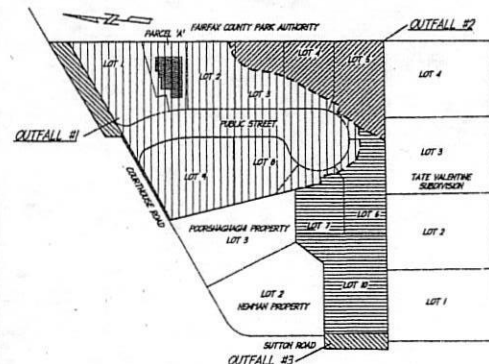
#### WATER QUALITY/MP & POST DEVELOPED AREAS

##### MATERIALS/ADDITION

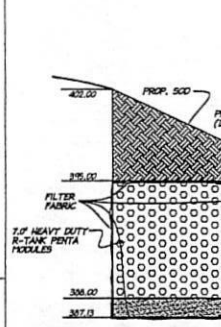
SUBAREA DESCRIPTION AND DESCRIPTION	ACRES	RCN	MP
D.A. 1" - DEVELOPED IN/ CONTROLS (L.T. TO OUTFALL #1)	1.02	1.02	1.02
D.A. 2" - DEVELOPED IN/ CONTROLS (OUTFALL #1)	1.02	1.02	1.02
D.A. 3" - DEVELOPED IN/ CONTROLS (OUTFALL #2)	1.02	1.02	1.02
D.A. 4" - DEVELOPED IN/ CONTROLS (OUTFALL #3)	1.02	1.02	1.02
FRONTAGE DEDICATION EXCLUDED FROM DEVELOPMENT AREA	0.22		

AREA DESCRIPTION	ACRES	RCN	MP
PREDEVELOPED SITE AREA TO OUTFALL #1	2.02	0.02	0.02
PREDEVELOPED SITE AREA TO OUTFALL #2	0.91	0.01	0.01
PREDEVELOPED SITE AREA TO OUTFALL #3	0.91	0.01	0.01
FRONTAGE DEDICATION EXCLUDED FROM DEVELOPMENT AREA	0.22		

PREDEVELOPED DRAINAGE AREA MAP 1"=100'



SOILS MAP SCALE: 1" = 100'



CROSS SECTION A-A

NO GROUNDWATER TO ELEV. = 304.00

SEE PLATE 4-4 FOR L.T. #1 FILTER FABRIC NOTES & DETAIL

#### INFILTRATION TRENCH DESIGN CALCULATIONS OUTLOT A (L.T.-1)

TOTAL DRAINAGE AREA TO L.T. #1 = 1.02 AC. ADJUSTED RCN VALUES BASED ON VARIETY SPREADSHEET

1 TR RCN = 0.5, 2-TR RCN = 0.5, 10-TR RCN = 0.5

INFILTRATION RATE = 3.0 IN/HR BASED ON FIELD TEST

DESIGN RATE = 0.5 (0.5 IN/HR) = 1.5 IN/HR PER THE GEOTECHNICAL ENGINEER

(FINAL GEOTECHNICAL TESTING INFORMATION TO BE PROVIDED WITH SD PLAN)

TRENCH AREA = 3.0 IN/HR

RUNOFF VOLUME OUT BASED UPON INFILTRATION =  $P \times (0.5/P)$  WHERE  $P = 3.0$  IN/HR (0.325 FT/HR)

THUS,  $0.5 (0.325) = 0.1625$  FT/HR

MAX. DEPTH TO DRAIN IN 48 HOURS =  $(0.1625 \text{ FT/HR}) \times (48 \text{ HRS}) = 7.8$  FT

FINALLY, THE TOTAL VOLUME OUT IN 2 HOURS =  $(0.1625 \text{ FT/HR}) \times (2 \text{ HRS}) \times (0.5 \text{ AC})$

THUS,  $0.1625 (2) (0.5) = 0.1625$  CU FT

TIME FOR INFILTRATION FACILITY TO EMPTY, T = DEPTH/INFLTRATION RATE =  $0.1625 \text{ FT/HR} / (0.5 \text{ IN/HR})$

DEPTH OF FACILITY = 7.8; TIME TO EMPTY, T = 0.325 HOURS FOR 48 HOURS FOR 100% AND 72 HOURS FOR ENTIRE VOLUME

T =  $(7.8 \text{ FT}) / (0.5 \text{ IN/HR}) = 15.6$  HOURS (TAKEN 48 HOURS FOR 100% AND 72 HOURS FOR ENTIRE VOLUME)

#### 1-YEAR COMPUTATIONS

1-YEAR ON-SITE CONTROLLED DRAINAGE AREA TO L.T. #1 = 1.02 AC. ADJUSTED RCN=0.5

1-YEAR TOTAL CONTROLLED DRAINAGE AREA TO L.T. #1 = 1.02 AC. ADJUSTED RCN=0.5

P = 0.5 IN FOR 1-YEAR, 24 HOUR STORM

S =  $(1000/RCN) - 10 = (1000/0.5) - 10 = 1990$

RUNOFF Q =  $((P-25)^2/2(P+55)) \times ((7.2 - 2(2.0))/2(3.2 + 5(2.0))) = 1.5$  IN

1-YEAR RUNOFF VOLUME = AREA/RUNOFF Q =  $1.02 \text{ AC} \times (1.5 \text{ IN}) (1.48 \text{ FT/IN}) = 0.85 \text{ AC-FT} = 6,746 \text{ CF}$

MIN INFILTRATION TRENCH DESIGNED FOR THE 1-YEAR RUNOFF VOLUME

PROVIDES DETENTION FOR THE 1-YEAR STORM

1-YEAR STORAGE VOLUME REQUIRED = 6,746 - 183 = 6,563 CF

STORAGE DEPTH = 7.0' (ELEVATION AT TRENCH BOTTOM = 300.00)

STORAGE VOLUME PROVIDED =  $3.0 \text{ IN} \times (7.0') \times (21,80 \text{ CF/IN} \times \text{VOLUME}) = 20,023 \text{ CF PROVIDED} = 5,763 \text{ CF RES.}$

1-YEAR HEAVY DUTY R-TANK INFILTRATION SYSTEM - VOID RATIO = 0.82

#### 2-YEAR COMPUTATIONS

2-YEAR ON-SITE CONTROLLED DRAINAGE AREA TO L.T. #1 = 1.02 AC. ADJUSTED RCN=0.5

2-YEAR TOTAL CONTROLLED DRAINAGE AREA TO L.T. #1 = 1.02 AC. ADJUSTED RCN=0.5

P = 0.5 IN FOR 2-YEAR, 24 HOUR STORM

S =  $(1000/RCN) - 10 = (1000/0.5) - 10 = 1990$

RUNOFF Q =  $((P-25)^2/2(P+55)) \times ((7.2 - 2(2.0))/2(3.2 + 5(2.0))) = 1.41$  IN

2-YEAR RUNOFF VOLUME = AREA/RUNOFF Q =  $1.02 \text{ AC} \times (1.41 \text{ IN}) (1.48 \text{ FT/IN}) = 0.81 \text{ AC-FT} = 6,483 \text{ CF}$

MIN INFILTRATION TRENCH DESIGNED FOR THE 2-YEAR RUNOFF VOLUME

PROVIDES DETENTION FOR THE 2-YEAR STORM

2-YEAR STORAGE VOLUME REQUIRED = 6,483 - 183 = 6,300 CF

STORAGE DEPTH = 7.0' (ELEVATION AT TRENCH BOTTOM = 300.00)

STORAGE VOLUME PROVIDED =  $3.0 \text{ IN} \times (7.0') \times (21,80 \text{ CF/IN} \times \text{VOLUME}) = 20,023 \text{ CF PROVIDED} = 5,860 \text{ CF RES.}$

2-YEAR HEAVY DUTY R-TANK INFILTRATION SYSTEM - VOID RATIO = 0.82

#### 10-YEAR COMPUTATIONS

10-YEAR ON-SITE CONTROLLED DRAINAGE AREA TO L.T. #1 = 1.02 AC. ADJUSTED RCN=0.4

10-YEAR TOTAL CONTROLLED DRAINAGE AREA TO L.T. #1 = 1.02 AC. ADJUSTED RCN=0.4

P = 0.5 IN FOR 10-YEAR, 24 HOUR STORM

S =  $(1000/RCN) - 10 = (1000/0.4) - 10 = 2490$

RUNOFF Q =  $((P-25)^2/2(P+55)) \times ((7.2 - 2(2.0))/2(3.2 + 5(2.0))) = 3.45$  IN

10-YEAR RUNOFF VOLUME = AREA/RUNOFF Q =  $1.02 \text{ AC} \times (3.45 \text{ IN}) (1.48 \text{ FT/IN}) = 5.14 \text{ AC-FT} = 20,311 \text{ CF}$

MIN INFILTRATION TRENCH DESIGNED FOR THE 10-YEAR RUNOFF VOLUME

PROVIDES DETENTION FOR THE 10-YEAR STORM

10-YEAR STORAGE VOLUME REQUIRED = 20,311 - 183 = 20,128 CF

STORAGE DEPTH = 7.0' (ELEVATION AT TRENCH BOTTOM = 300.00)

STORAGE VOLUME PROVIDED =  $3.0 \text{ IN} \times (7.0') \times (21,80 \text{ CF/IN} \times \text{VOLUME}) = 20,023 \text{ CF PROVIDED} = 5,308 \text{ CF RES.}$

1-YEAR HEAVY DUTY R-TANK INFILTRATION SYSTEM - VOID RATIO = 0.82

#### SOIL INFORMATION

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL	HYDROLOGIC SOIL GROUP
31	GLENGLE SILT LOAM	T	GOOD	GOOD	HIGH	B
105	WHEATON-GLENGLE	F	GOOD	GOOD	HIGH	D

#### 10 YEAR RUNOFF VOLUME COMPUTATION FOR IT#1

PER CHAPTER 5 - VIRGINIA SWF HANDBOOK VOLUME II

1. 10 YEAR RAINFALL DEPTH (P) FOR FAIRFAX COUNTY = 5.2 IN

2. SOILS DRAINING TO OUTFALL ARE HYDROLOGIC SOIL GROUPS "B" & "D"

(GLENGLE - "B", WHEATON-GLENGLE - "D") SEE THIS SHEET FOR SOILS MAP

3. ADJUSTED RCN FOR DRAINAGE AREA TO IT#1 = 0.4 PER VARIETY SPREADSHEET

4. TOTAL CONTROLLED DRAINAGE AREA TO IT#1 = 1.02 ACRES

5.  $S = (1000/RCN) - 10 = (1000/0.4) - 10 = 2490$

6. RUNOFF Q =  $((P-25)^2/2(P+55)) \times ((7.2 - 2(2.0))/2(3.2 + 5(2.0))) = 3.45$  IN

7. RUNOFF VOLUME = AREA/RUNOFF Q =  $1.02 \text{ AC} \times (3.45 \text{ IN}) (1.48 \text{ FT/IN}) = 5.14 \text{ AC-FT} = 20,311 \text{ CF}$

VOLUME IS MORE THAN VOLUME (3,000 CF) REQUIRED FOR INFILTRATION TRENCH WATER QUALITY TREATMENT (SEE VARIETY SPREADSHEET); THEREFORE, STORAGE WILL BE PROVIDED FOR THE WATER QUALITY TREATMENT VOLUME.

#### OVERLAND RELIEF

FOR FULL CLOTTED TRENCH SYSTEM

RATIONAL PORTFOLIO: G = 0.04

T = 1.0 H, D = 1.0 M, S = 0.01, C = 0.01, C = 0.01, C = 0.01

S =  $(1000/RCN) - 10 = (1000/0.4) - 10 = 2490$

MIN. ELEVATION = 300.00

0.8 CF/IN (0.04) = 0.03 (40.22)

10 YEAR PONDING DEPTH = 0.25, 10 YEAR ME = 40.22

#### DETENTION RELEASE RATES - OUTFALL #1

PREDEVELOPMENT SITE CONDITIONS - OUTFALL #1

EXISTING ON-SITE AREA DRAINING TO OUTFALL #1

1-YEAR STORM (2% REDUCTION REQUIRED) SEE COMP. THIS SHEET

RCN = 0.5, TR = 0.5 HR, A = 1.0 AC (FROM TR-55 RESULTS)

Q = 2.37 CFS @ 0.75 - 1.73 CFS

2-YEAR STORM (2% REDUCTION REQUIRED) SEE COMP. THIS SHEET

RCN = 0.5, TR = 0.5 HR, A = 1.0 AC (FROM TR-55 RESULTS)

Q = 2.40 CFS @ 0.75 - 1.73 CFS

10-YEAR STORM (2% REDUCTION REQUIRED) SEE COMP. THIS SHEET

RCN = 0.5, TR = 0.5 HR, A = 1.0 AC (FROM TR-55 RESULTS)

Q = 2.40 CFS @ 0.75 - 1.73 CFS

CHANNEL 4 FLOOD PROTECTION REDUCTION PROVIDED PER CODE SECTION D4-4.4(2)(b) (1/4)H

#### DETENTION RELEASE RATES - OUTFALL #2

PREDEVELOPMENT SITE CONDITIONS - OUTFALL #2

EXISTING ON-SITE AREA DRAINING TO OUTFALL #2

1-YEAR STORM (2% REDUCTION REQUIRED) SEE COMP. THIS SHEET

RCN = 0.5, TR = 0.5 HR, A = 1.0 AC (FROM TR-55 RESULTS)

Q = 2.37 CFS @ 0.75 - 1.73 CFS

2-YEAR STORM (2% REDUCTION REQUIRED) SEE COMP. THIS SHEET

RCN = 0.5, TR = 0.5 HR, A = 1.0 AC (FROM TR-55 RESULTS)

Q = 2.40 CFS @ 0.75 - 1.73 CFS

10-YEAR STORM (2% REDUCTION REQUIRED) SEE COMP. THIS SHEET

RCN = 0.5, TR = 0.5 HR, A = 1.0 AC (FROM TR-55 RESULTS)

Q = 2.40 CFS @ 0.75 - 1.73 CFS

CHANNEL 4 FLOOD PROTECTION REDUCTION PROVIDED PER CODE SECTION D4-4.4(2)(b) (1/4)H

#### DETENTION RELEASE RATES - OUTFALL #3

PREDEVELOPMENT SITE CONDITIONS - OUTFALL #3

EXISTING ON-SITE AREA DRAINING TO OUTFALL #3

1-YEAR STORM (2% REDUCTION REQUIRED) SEE COMP. THIS SHEET

RCN = 0.5, TR = 0.5 HR, A = 1.0 AC (FROM TR-55 RESULTS)

Q = 2.37 CFS @ 0.75 - 1.73 CFS

2-YEAR STORM (2% REDUCTION REQUIRED) SEE COMP. THIS SHEET

RCN = 0.5, TR = 0.5 HR, A = 1.0 AC (FROM TR-55 RESULTS)

Q = 2.40 CFS @ 0.75 - 1.73 CFS

10-YEAR STORM (2% REDUCTION REQUIRED) SEE COMP. THIS SHEET

RCN = 0.5, TR = 0.5 HR, A = 1.0 AC (FROM TR-55 RESULTS)

Q = 2.40 CFS @ 0.75 - 1.73 CFS

CHANNEL 4 FLOOD PROTECTION REDUCTION PROVIDED PER CODE SECTION D4-4.4(2)(b) (1/4)H

#### DETENTION RELEASE RATES - OUTFALL #4

PREDEVELOPMENT SITE CONDITIONS - OUTFALL #4

EXISTING ON-SITE AREA DRAINING TO OUTFALL #4

1-YEAR STORM (2% REDUCTION REQUIRED) SEE COMP. THIS SHEET

RCN = 0.5, TR = 0.5 HR, A = 1.0 AC (FROM TR-55 RESULTS)

Q = 2.37 CFS @ 0.75 - 1.73 CFS

2-YEAR STORM (2% REDUCTION REQUIRED) SEE COMP. THIS SHEET

RCN = 0.5, TR = 0.5 HR, A = 1.0 AC (FROM TR-55 RESULTS)

Q = 2.40 CFS @ 0.75 - 1.73 CFS

10-YEAR STORM (2% REDUCTION REQUIRED) SEE COMP. THIS SHEET

RCN = 0.5, TR = 0.5 HR, A = 1.0 AC (FROM TR-55 RESULTS)

Q = 2.40 CFS @ 0.75 - 1.73 CFS

CHANNEL 4 FLOOD PROTECTION REDUCTION PROVIDED PER CODE SECTION D4-4.4(2)(b) (1/4)H

#### DETENTION RELEASE RATES - OUTFALL #5

PREDEVELOPMENT SITE CONDITIONS - OUTFALL #5

EXISTING ON-SITE AREA DRAINING TO OUTFALL #5

1-YEAR STORM (2% REDUCTION REQUIRED) SEE COMP. THIS SHEET

RCN = 0.5, TR = 0.5 HR, A = 1.0 AC (FROM TR-55 RESULTS)

Q = 2.37 CFS @ 0.75 - 1.73 CFS

2-YEAR STORM (2% REDUCTION REQUIRED) SEE COMP. THIS SHEET

RCN = 0.5, TR = 0.5 HR, A = 1.0 AC (FROM TR-55 RESULTS)

Q = 2.40 CFS @ 0.75 - 1.73 CFS

10-YEAR STORM (2% REDUCTION REQUIRED) SEE COMP. THIS SHEET

RCN = 0.5, TR = 0.5 HR, A = 1.0 AC (FROM TR-55 RESULTS)

Q = 2.40 CFS @ 0.75 - 1.73 CFS

CHANNEL 4 FLOOD PROTECTION REDUCTION PROVIDED PER CODE SECTION D4-4.4(2)(b) (1/4)H

#### FOR INFORMATIONAL PURPOSES ONLY

THE INFORMATION PROVIDED ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY. THE FINAL DESIGN OF THE STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES FACILITY WILL OCCUR AT THE TIME OF FINAL SUBDIVISION PLAN. THE INFORMATION SHOWN HEREON IS APPROXIMATE. THE APPLICANT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THIS INFORMATION AND THE DESIGN WITHOUT THE NEED FOR A PROPER CONDITION AMENDMENT OR PROPER INTERPRETATION, PROVIDED IT IS IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL.

#### 1, 2 & 10 YR. RUNOFF VOLUME COMP. (EX. FORESTED CONDITION)

PER CHAPTER 5 - VIRGINIA SWF HANDBOOK VOLUME II

1. RAINFALL DEPTH (P) FOR FAIRFAX COUNTY = 2.7 IN (1 TR), 3.2 IN (2 TR), 5.2 IN (10 TR)

2. SOILS DRAINING TO OUTFALL ARE HYDROLOGIC SOIL GROUPS "B" & "D"

(GLENGLE - "B", WHEATON-GLENGLE - "D") SEE THIS SHEET FOR SOILS MAP

3. WEIGHTED RCN FOR GOOD FORESTED CONDITION FOR SOIL GROUPS "B" & "D" = 0.7

4. TOTAL DEVELOPMENT AREA OF SITE = 3.90 ACRES

5.  $S = (1000/RCN) - 10 = (1000/0.7) - 10 = 1430$

1 YEAR:

6. RUNOFF Q =  $((P-25)^2/2(P+55)) \times ((7.2 - 2(2.0))/2(3.2 + 5(2.0))) = 0.81$  IN

7. RUNOFF VOLUME = V = AREA/RUNOFF Q =  $3.90 \text{ AC} \times (0.81 \text{ IN}) (1.48 \text{ FT/IN}) = 0.462 \text{ AC-FT}$

2 YEAR:

6. RUNOFF Q =  $((P-25)^2/2(P+55)) \times ((7.2 - 2(2.0))/2(3.2 + 5(2.0))) = 1.41$  IN

7. RUNOFF VOLUME = V = AREA/RUNOFF Q =  $3.90 \text{ AC} \times (1.41 \text{ IN}) (1.48 \text{ FT/IN}) = 0.819 \text{ AC-FT}$

10 YEAR:

6. RUNOFF Q =  $((P-25)^2/2(P+55)) \times ((7.2 - 2(2.0))/2(3.2 + 5(2.0))) = 2.60$  IN

7. RUNOFF VOLUME = V = AREA/RUNOFF Q =  $3.90 \text{ AC} \times (2.60 \text{ IN}) (1.48 \text{ FT/IN}) = 1.481 \text{ AC-FT}$

#### 1, 2 & 10 YR. RUNOFF VOLUME COMP. (DEVELOPED)

PER CHAPTER 5 - VIRGINIA SWF HANDBOOK VOLUME II

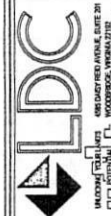
1. RAINFALL DEPTH (P) FOR FAIRFAX COUNTY = 2.7 IN (1 TR), 3.







0157 233/0042-1-0 Carthage Blvd - 911/001/001/001/001



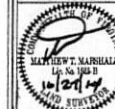
## ELEVATIONS

SUMMER HILL  
ESTATES

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVISED BY	APPROVED DATE
2004	274	1 NO CHANGES		
2004	274	2 NO CHANGES		
2004	274	3 NO CHANGES		
2004	274	4 NO CHANGES		
2004	274	5 NO CHANGES		

I HEREBY CERTIFY THAT  
OTHER THAN THE REVISIONS  
SHOWN HEREON, NO OTHER  
CHANGES HAVE BEEN MADE



SCAL  
N/A

SHEET 6  
OF 7

DATE: MARCH, 20	
DRAFT: KMA	CH
FILE NUMBER: 100-1-93	



## ARBORIST MONITORING SCHEDULE

1. A PROJECT ARBORIST SHALL BE RETAINED BY THE APPLICANT.
2. THE PROJECT ARBORIST SHALL SCHEDULE AND MEET WITH AN UFM, DPWES REPRESENTATIVE FOR A WALK-THROUGH MEETING. PRIOR TO THIS MEETING, THE LIMITS OF CLEARING AND GRADING SHALL BE MARKED WITH CONTINUOUS FLAGGING.
3. THE PROJECT ARBORIST SHALL BE PRESENT TO MONITOR ALL CONSTRUCTION AND DEMOLITION WORK AND TREE PRESERVATION EFFORTS IN ORDER TO ENSURE CONFORMANCE WITH ALL TREE PRESERVATION PROFFERS AND UFM APPROVALS.
4. TREE PROTECTION FENCING SHALL BE INSTALLED UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
5. ROOT PRUNING SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
6. THE APPLICANT OR PROJECT ARBORIST SHALL NOTIFY UFM WHEN ALL TREE PRESERVATION FENCE INSTALLATION AND ROOT PRUNING HAVE BEEN COMPLETED.
7. MONITORING EVENTS BY THE PROJECT ARBORIST SHALL OCCUR WEEKLY DURING PHASE I OF CONSTRUCTION AND MONTHLY THEREAFTER.

## SPECIFIC TREE PRESERVATION ACTIVITIES & ARBORIST MONITORING

1. THE SERVICES OF A CERTIFIED ARBORIST OR REGISTERED CONSULTING ARBORIST ("PROJECT ARBORIST") SHALL BE RETAINED. A WALK-THROUGH MEETING WITH THE ARBORIST SHALL BE CONDUCTED AFTER THE LIMITS OF CLEARING AND GRADING HAVE BEEN MARKED WITH A CONTINUOUS LINE OF FLAGGING.
2. DURING THE WALK-THROUGH MEETING, THE PROJECT ARBORIST SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH AN UFM, DPWES, REPRESENTATIVE TO DETERMINE WHERE ADJUSTMENTS TO THE CLEARING LIMITS CAN BE MADE TO INCREASE THE AREA OF TREE PRESERVATION AND/OR TO INCREASE THE SURVIVABILITY OF TREES AT THE EDGE OF THE LIMITS, AND SUCH ADJUSTMENTS SHALL BE IMPLEMENTED.
3. TREES THAT ARE DEAD OR DYING MAY BE REMOVED AS PART OF THE CLEARING OPERATION.
4. ANY TREE DESIGNATED TO BE REMOVED WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE SO WITH A CHAIN SAW AND SUCH REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION.
5. IF A STUMP MUST BE REMOVED, THIS SHALL BE DONE USING A STUMP-GRINDING MACHINE IN A MANNER THAT CAUSES AS LITTLE DISTURBANCE AS POSSIBLE TO ADJACENT TREES AND ASSOCIATED UNDERSTORY VEGETATION AND SOIL CONDITIONS.
6. LIMITS OF CLEARING AND GRADING SHALL BE STRICTLY CONFORMED TO AS SHOWN ON THE RZ/POP, SUBJECT TO ALLOWANCES SPECIFIED IN THE PROFFERED CONDITIONS AND FOR THE INSTALLATION OF UTILITIES AND/OR TRAILS AS DETERMINED BY THE DIRECTOR OF DPWES, AS DESCRIBED HEREIN. IF IT IS DETERMINED NECESSARY TO INSTALL UTILITIES AND/OR TRAILS IN AREAS PROTECTED BY THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THE RZ/POP, THEY SHALL BE LOCATED IN THE LEAST DISRUPTIVE MANNER NECESSARY AS DETERMINED BY THE UFM/DPWES. A REPLANTING PLAN SHALL BE DEVELOPED AND IMPLEMENTED, SUBJECT TO APPROVAL BY THE UFM, DPWES, FOR ANY AREAS PROTECTED BY THE LIMITS OF CLEARING AND GRADING THAT ARE REQUIRED FOR SUCH TRAILS AND UTILITIES.
7. TREE PROTECTION FENCING SHALL BE INSTALLED AFTER THE WALK-THROUGH MEETING PRIOR TO ANY CLEARING AND GRADING ACTIVITIES, INCLUDING DEMOLITION OF ANY STRUCTURES. INSTALLATION OF TREE PROTECTION FENCING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ARBORIST, AND DONE SO IN A MANNER THAT DOES NOT HARM DISTINGUISHING VEGETATION THAT IS TO BE PRESERVED.
8. ALL TREES SHOWN TO BE PRESERVED ON THE TREE PRESERVATION PLAN SHALL BE PROTECTED BY TREE PROTECTION FENCING. TREE PROTECTION FENCING IN THE FORM OF FOUR (4) FOOT HIGH, FOURTEEN (14) GAUGE WELDED WIRE ATTACHED TO SIX (6) FOOT STEEL POSTS DRIVEN EIGHTEEN (18) INCHES INTO THE GROUND AND PLACED NO FURTHER THAN TEN (10) FEET APART OR, SUPER SILT FENCE TO THE EXTENT THAT REQUIRED TRENCHING FOR SUPER SILT FENCE DOES NOT SEVER OR WOUND COMPRESSION ROOTS.
9. ROOT PRUNING SHALL BE DONE AS NEEDED TO COMPLY WITH THE TREE PRESERVATION REQUIREMENTS OF THE PROFFER CONDITIONS. ROOT PRUNING SHALL BE DONE WITH A TRENCHER OR VIBRATORY PLOW TO A DEPTH OF 18 INCHES. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING OR DEMOLITION OF STRUCTURES. ROOT PRUNING SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE PROJECT ARBORIST. A UFM, DPWES REPRESENTATIVE SHALL BE INFORMED WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.
10. DEMOLITION ACTIVITIES WITHIN AREAS PROTECTED BY THE LIMITS OF CLEARING AND GRADING SHALL BE DONE BY HAND WITHOUT HEAVY EQUIPMENT AND CONDUCTED IN A MANNER THAT DOES NOT IMPACT INDIVIDUAL TREES OR GROUPS OF TREES THAT ARE TO BE PRESERVED AS REVIEWED AND APPROVED BY THE UFM, DPWES.
11. SITE MONITORING: DURING ANY CLEARING OR TREE/VEGETATION/STRUCTURE REMOVAL ON THE APPLICANT PROPERTY, A REPRESENTATIVE OF THE APPLICANT SHALL BE PRESENT TO MONITOR THE PROCESS AND ENSURE THAT THE ACTIVITIES ARE CONDUCTED AS PROFFERED AND AS APPROVED BY THE UFM. THE APPLICANT SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST OR REGISTERED CONSULTING ARBORIST TO MONITOR ALL CONSTRUCTION AND DEMOLITION WORK AND TREE PRESERVATION EFFORTS IN ORDER TO ENSURE CONFORMANCE WITH ALL THE TREE PRESERVATION PROFFERS, AND UFM APPROVALS. THE MONITORING SCHEDULE IS INCLUDED ON THIS SHEET.

Table 12.10 - 10-Year Tree Canopy Calculation Worksheet

Step	Total
<b>A. Tree Preservation Target &amp; Statement</b>	
A1 Tree Preservation Target calculations and statement	
<b>B. Tree Canopy Requirement</b>	
B1 Gross Site Area =	179,659.6
B2 Subtract area dedicated to parks, road frontage =	9,663.0
B3 Subtract area of exemptions (wetlands/stream and drainfields) =	0.0
B4 Adjusted gross site area =	169,996.6
B5 Identify site's zoning and/or use =	R-4
B6 Percentage of 10-year canopy required =	25%
B7 Area of 10-year canopy required =	42,499
B8 Modification of 10-year Tree Canopy Requirement Requested? =	No
B9 If B8 is yes, list plan sheet where modification is located =	N/A
<b>C. Tree Preservation</b>	
C1 Tree Preservation Target Area =	29,007.3
C2 Total canopy area meeting standards of § 12-0400 =	25,380.0
C3 C2 x 1.25 =	31,725.0
C4 Total canopy area provided by unique or valuable forest/woodland communities =	0.0
C5 C4 x 1.5 =	0.0
C6 Total of canopy area provide by Heritage, Memorial, Specimen, or Street Trees =	0.0
C7 C6 x 1.5 =	0.0
C8 Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0.0
C9 C8 x 1.0 =	0.0
C10 Total of C3, C5, C7, and C9 =	31,725
<b>D. Tree Planting</b>	
D1 Minimum area of canopy to be met through tree planting =	10,774.0
D2 Minimum area of canopy planted for air quality benefits =	0.0
D3 D2 x 1.5 =	0.0
D4 Minimum area of canopy planted for energy conservation =	0.0
D5 D4 x 1.5 =	0.0
D6 Minimum area of canopy planted for water quality benefits =	0.0
D7 D6 x 1.25 =	0.0
D8 Minimum area of canopy planted for wildlife benefits =	7,300.0
D9 D8 x 1.5 =	10,950.0
D10 Minimum area of canopy provided by native trees =	0.0
D11 D10 x 1.5 =	0.0
D12 Minimum area of canopy provided by improved cultivars and varieties =	0.0
D13 D12 x 1.5 =	0.0
D14 Area of canopy provided through tree seedlings =	0.0
D15 Area of canopy provided through native shrubs or woody seed mix =	0.0%
D16 Percentage of 14 represented by D15 (must be less than 33%) =	0.0%
D17 Minimum total of canopy area provided through tree planting =	10,950
D18 Is an off-site planting relief requested? =	No
D19 Tree Bank or Tree Fund? =	No
D20 Canopy area requested to be provided through off-site banking or tree fund? =	No
D21 Amount to be deposited into the Tree Preservation and Planting Fund =	\$0.0
<b>E. Total of 10-year Tree Canopy Provided</b>	
E1 Total of canopy area provided through tree preservation =	31,725
E2 Minimum total of canopy area provided through tree planting =	10,950
E3 Total of canopy area provided through off-site mechanism =	0
E4 Total of 10-year Tree Canopy Provided =	42,675

## APPRAISALS

Tree Number	Common Name	Size (in DBH)	Critical Root Zone (sq ft)	Condition	Site	Contribution	Placement	Total	Species Rating	Rep. Tree Size (in)	Rep. Tree Cost	Install Cost	Installed Tree Cost (total)	Unit Tree Cost	ATA (Appraised Trunk Area)	Appraised Trunk Increase	Seed/Tree Cost	Appraised Value	Rounded Appraised Value
705	Tulip Poplar	33.0	33.0	69%	80%	80%	80%	80%	70%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	835.1	811.3	\$35,491.74	\$13,714.01	\$13,714.00
712	Red Maple	17.2	17.2	72%	80%	80%	80%	80%	75%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	232.2	208.5	\$8,870.59	\$4,264.09	\$4,264.00
801	Red Maple	22.1	22.1	69%	80%	80%	80%	80%	75%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	384.4	358.7	\$16,285.20	\$7,020.53	\$7,020.00
724	White Oak	25.8	25.8	69%	80%	80%	80%	80%	85%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	522.5	498.8	\$22,258.04	\$11,326.10	\$11,326.00
725	Red Maple	16.2	16.2	75%	80%	80%	80%	80%	75%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	208	182.5	\$8,756.28	\$3,782.71	\$3,783.00
730	Tulip Poplar	42.0	42.0	75%	80%	80%	80%	80%	70%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	1487.8	1443.8	\$62,371.63	\$26,196.21	\$26,196.00
732	Black Cherry	47.3	47.3	54%	80%	80%	80%	80%	65%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	1441.4	1417.6	\$61,560.03	\$22,033.76	\$22,034.00
733	Tulip Poplar	47.0	47.0	50%	80%	80%	80%	80%	70%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	1430.1	1406.3	\$60,559.34	\$17,018.11	\$17,018.00
735	Croton Myrtle	48.4	48.4	63%	80%	80%	80%	80%	75%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	1619.9	1495.1	\$64,552.83	\$24,209.59	\$24,209.00
740	Pinus strobus	26.4	26.4	75%	80%	80%	80%	80%	75%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	547.1	523.4	\$23,252.95	\$10,460.03	\$10,460.00
741	Tulip Poplar	33.0	33.0	69%	80%	80%	80%	80%	70%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	835.1	801.4	\$35,491.74	\$14,496.30	\$14,496.00
743	Tulip Poplar	30.0	30.0	72%	80%	80%	80%	80%	70%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	706.5	682.8	\$30,058.88	\$12,085.62	\$12,086.00
TOTAL BOND \$0.00 TOTAL																			\$187,531.00

## TREE CONDITION ANALYSIS

TNT Environmental, Inc. (TNT) conducted a site reconnaissance to evaluate the wooded habitat on the project site in August 2014. The undeveloped portions of the site are comprised primarily of Upland Hardwoods (i.e. Tulip Poplar, Hickory). The species of trees assessed near the limits of clearing are listed in the Tree Table on the Existing Vegetation Map.

Based on our site reconnaissance, invasive and/or noxious species (Ornamental Bittersweet) were observed throughout the project site. Invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance. The trees onsite are in fair condition, except where otherwise noted on the EVM (i.e.: Poor or Dead). Onsite trees within 150-feet of the proposed limits of clearing meet the standards for structural integrity and health identified in § 12-0403.2A and 12-0403.2B and are identified on the Existing Vegetation Map. At the time of inspection there were poor and dead trees located within 150-feet of the proposed limits of clearing, which are identified on the Existing Vegetation Map.

In accordance with § 12-0507.E2(1), trees designated for preservation shall be protected during construction.

## TREE PRESERVATION NARRATIVE

§ 12-0509.3B: Dead or potentially hazardous trees shall be removed upon their discovery if they are located within 100-feet of the proposed limits of clearing. Dead trees not within this area shall be left in place to serve as wildlife habitat. Dead or potentially hazardous trees will be removed by hand (i.e.: chainsaw) wherever practical and will be conducted in a manner that incurs the least amount of damage to surrounding trees and vegetation proposed for preservation. Felled trees shall be left in place and brush should be removed by hand. No heavy equipment shall be used within tree preservation areas.

§ 12-0509.3C: Based on the current condition of the existing wooded areas, no adverse human health risks are anticipated provided that trees which pose a hazard to human health and safety are properly removed from areas where they could pose such a risk.

§ 12-0509.3D: Invasive and/or noxious species (Ornamental Bittersweet) were observed throughout the project site. Invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance. See the Invasive Species Narrative on this sheet for species-specific control measures.

§ 12-0509.3E: The Applicant is not requesting official Specimen Tree designation for any of the large trees located onsite and is not using a multiplier for tree canopy calculations.

§ 12-0509.3F: Non-impacted Specimen trees located on and off-site shall be protected throughout all phases of construction by utilizing tree protection fencing as required by § 12-0507.2E(1).

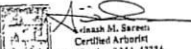
§ 12-0509.3G: Prior to land disturbing activities, root pruning with a vibratory plow, trencher or other device approved by the Director shall be conducted along the limits of clearing adjacent to tree preservation areas. Root pruning shall be conducted along the proposed limits of clearing and grading adjacent to the wooded habitat to be preserved and along property boundaries where the CRZ of off-site trees will be impacted. Locations of root pruning and tree protection fencing are shown on the Tree Preservation & Protection Plan.

§ 12-0509.3H: No trees will be transplanted as part of the proposed construction activities.

§ 12-0509.3I: Tree protection fencing and signage shall be placed subsequent to the staking of the limits of clearing in the field prior to construction in accordance with current Fairfax County ordinances. 14-gauge welded wire fence shall be used as devices to protect trees and forested areas. The protective device shall be placed within the disturbed area at the limits of clearing and erected at a minimum height of 4 feet, except for super silt fence where height may be 3.5 feet. The fencing material shall be mounted on 6-foot tall steel posts driven 1.5 feet into the ground and placed a maximum of 10 feet apart.

§ 12-0509.3J: No work shall occur within the areas to be protected. Onsite trees within the limits of clearing and grading will be removed. No trees outside this area shall be removed unless indicated on the plan. Trees in preservation areas indicated on the plan to be removed shall be removed by hand. Dead or hazardous trees within this area may be limbed or topped, rather than removing the entire tree and left as snags.

§ 12-0509.3K: Proffer conditions have been addressed in this tree preservation plan.

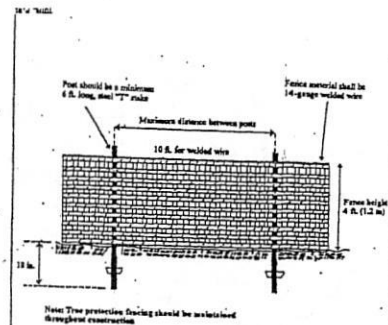
  
 Kenneth M. Barnett  
 Certified Arborist  
 Certification # MA-4712A

**ENVIRONMENTAL**  
 13956 Parkview Circle, Suite 101  
 Chantilly, VA 20151  
 PH: 703-465-5123 WWW.TNTEENVIRONMENTALINC.COM

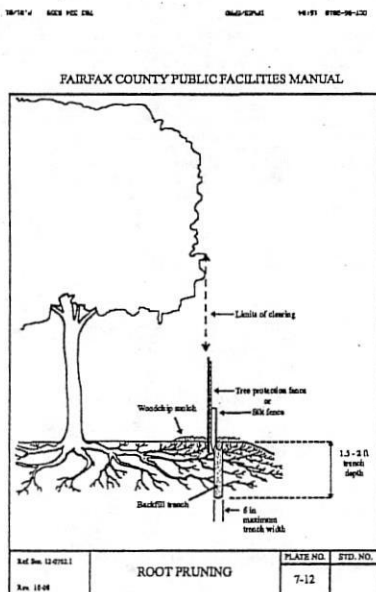
SUMMER HILL  
 ESTATES

TREE PRESERVATION  
 SCHEDULE & APPRAISALS

REVISIONS	
DATE	REVISIONS
03-21-14 REV BY LAD	
03-26-14 REV BY AMS	
10-23-14 REV BY AMS	
SHEET 5C OF 7	
SCALE: NTS	
PROJECT DATE: 04/14	
DRAFT: LAD	CHECK: AMS
FILE NUMBER: 001	



TREE PROTECTION FENCE  
INSTALLATION DETAIL



FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Table 12.3 - Tree Preservation Target Calculations & Statement

A	Pre-development area (ft) of existing tree canopy (From Existing Vegetation Map) =	135,882.0
B	Percentage of gross site area covered by existing tree canopy =	66.2%
C	Percentage of 10-year tree canopy required for site per zoning =	25%
D	Percentage of the 10-year tree canopy requirement that should be met through preservation =	66.2%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	108.4%
F	Has the Tree Preservation Target minimum been met?	YES
G	If no for line F, provide sheet number where deviation request is located	N/A
H	If step G requires a narrative it shall be prepared and attached	N/A

INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.
2. ENGLISH IVY: REMOVE FROM TREES BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEEL THE CUT SECTION OF IVY OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND IVY AS A FEW FEET FROM THE BASE OF THE TREE TO SLOW GROWTH UP THE TREE TRUNK. REMOVE GROUND IVY BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A SYSTEMIC HERBICIDE LIKE TRICLOPYR TO LEAVES OR FRESHLY CUT LARGE STEMS. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE ENGLISH IVY REMAINS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.
3. ORNAMENTAL BITTERSWEET: VINES SHALL BE REMOVED BY HAND, INCLUDING THE AGENTS, WHERE POSSIBLE TO MINIMIZE DISTURBANCE. FOR VINES TOO LARGE TO PULL, CUT AT GROUND LEVEL OR GRUB. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF A SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPYR MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CERTIFIED APPLICATOR.
4. TATARIAN HONTSYDOK: WHERE POSSIBLE, SEEDLINGS INCLUDING ROOT STRUCTURE SHOULD BE EXCAVATED AND REMOVED WITH SHOVEL. ALTERNATIVELY, BRANCHES AND MAIN STEM SHOULD BE CUT BACK TO ONE (1) INCH ABOVE SOIL SURFACE DURING MID TO LATE AUTUMN WHEN TEMPERATURES ARE ABOVE 60 DEGREES FAHRENHEIT. A SOLUTION OF AT LEAST 20% GLYPHOSATE HERBICIDE SHOULD BE APPLIED TO OPEN CUT FACE OF STUMP WITHIN TWO (2) TO THREE (3) MINUTES OF CUT. REFER TO HERBICIDE LABEL FOR APPLICATION INSTRUCTIONS. BRANCHES AND VEGETATION DEBRIS SHOULD BE REMOVED OFFSITE. REAPPLY HERBICIDE IN THE LATE FALL AND AGAIN IN WINTER AS NECESSARY.
5. INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

Tree Number	Common Name	Size (Inches DBH)	Original Root Zone (feet)	Crown Spread (feet)	Condition	Remove	Notes	Tree Preservation Measures
400	White Pine	23.8	23.8	24.0	75%		Offsite, English ivy, some dead limbs	
399	White Pine	22.2	22.2	25.0	75%		Offsite, English ivy, some dead limbs	
398	Tulip Poplar	17.5	17.5	32.0	60%		Offsite, Vines, some dead limbs	
701	Tulip Poplar	21.0	21.0	30.0	50%		Offsite, Many large dead limbs	
703	Tulip Poplar	31.0	31.0	40.0	60%		Offsite, Small cavity at the base, some dead limbs	
703	Tulip Poplar	29.0	29.0	40.0	75%		Offsite, Vines, some dead limbs	
704	Boxelder	16.8	16.8	30.0	28%		Offsite, Rotting base, deadwood up the trunk, many small dead limbs	
705	Tulip Poplar	33.0	33.0	35.0	69%		Some gnarling roots and dead limbs	Prune dead limbs, mulch critical root zone
707	Red Maple	22.1	22.1	33.0	69%		Mainly one-sided and some root damage	Prune branches, mulch critical root zone
706	Pignut Hickory	13.1	13.1	18.0	81%		Offsite, Vines, some dead limbs	
707	Northern Red Oak	72.0	72.0	60.0	69%		Offsite, Some swelling at the crotch, some dead limbs	
708	Tulip Poplar	23.7	23.7	20.0	72%		Offsite, Vines, some dead limbs	
709	Pignut Hickory	12.8	12.8	24.0	60%		Offsite, Vines, some dead limbs	
710	Northern Red Oak	28.8	28.8	45.0	63%		Offsite, Many dead limbs	
711	Tulip Poplar	37.0	37.0	50.0	62%		Several large dead limbs	Prune dead limbs, mulch critical root zone
712	Red Maple	17.2	17.2	40.0	72%		Leaning, one-sided some swelling at the base	Mulch critical root zone
713	Tulip Poplar	26.5	26.5	40.0	75%		Shared, Yard debris at the base and some dead limbs	
714	Tulip Poplar	34.0	34.0	40.0	44%		Shared, Deadwood up the trunk, yard debris and rot at the base	
715	Northern Red Oak	26.5	26.5	30.0	69%		Offsite, Vines, some dead limbs	
716	Loblolly Pine	13.0	13.0	30.0	50%		Offsite, Leaning, several dead limbs	
717	Dead	-	-	-	0%		Offsite, Dead	
718	White Oak	18.8	18.8	30.0	63%		Offsite, One-sided, vines, some dead limbs	
719	Northern Red Oak	23.8	23.8	35.0	75%		Offsite, Some dead limbs	
720	Tulip Poplar	26.7	26.7	40.0	44%		Offsite, Rotting and hollow base, vines and some dead limbs	
721	Northern Red Oak	29.7	29.7	35.0	66%		Offsite, Disease and rotting at the base, some dead limbs	
722	White Oak	24.1	24.1	30.0	56%		Offsite, Vines, some dead limbs, one-sided	
723	Pignut Hickory	18.7	18.7	40.0	75%		Offsite, Some wounds and insect damage	
724	White Oak	25.8	25.8	45.0	69%		Shared, some wounds and dead limbs and slightly leaning	Prune dead limbs, mulch critical root zone
725	Red Maple	16.2	16.2	25.0	75%		Some dead limbs	Prune dead limbs, mulch critical root zone
726	Dead	-	-	-	0%		Dead	Remove (dead)
727	Tulip Poplar	34	34.0	45.0	72%		Shared tree, Some vines and dead limbs	Remove vines, prune dead limbs, mulch critical root zone
728	Black Cherry	15.1	15.1	15.0	75%		Offsite, some dead limbs	
729	White Pine	13.1	13.1	12.0	63%		Offsite, many dead limbs	
730	Tulip Poplar	48	48.0	30.0	75%		Some insect damage and dead limbs and vines	Prune dead limbs, remove vines
731	Dead	-	-	-	0%		Dead	Remove (dead)
732	Black Cherry	47.3	47.3	25.0	56%		Multi-trunk, disease at crotch, small dead limbs	Prune dead limbs, mulch critical root zone, supplement with nutrient injections as needed
733	Tulip Poplar	47	47.0	35.0	50%		Hubble at the base, English ivy and vines, insect damage and many dead limbs	Prune dead limbs, remove vines and rubble, mulch critical root zone, supplement with nutrient injections as needed
734	Bradford Pear	18.1	18.1	8.0	31%		Deadwood and rot, many dead limbs	REMOVE
735	Crape Myrtle	49.4	49.4	14.0	63%		Some dead limbs	Prune dead limbs, remove ivy
736	Mulberry	62	62.0	30.0	31%		Leaking wounds, English ivy and many dead limbs	Prune dead limbs, remove ivy
737	Black Cherry	61.6	61.6	40.0	50%		Cavity up trunk, portions hollow and many dead limbs	REMOVE
738	Blue Spruce	13.3	0.0	4.0	31%		English ivy, many dead limbs	Prune dead limbs
739	Eastern Redcedar	29.5	29.5	12.0	75%		Some small dead limbs	Prune dead limbs and remove ivy
740	Pignut Hickory	26.4	26.4	25.0	75%		English ivy and dead limbs	Remove (inside limits of clearing)
741	Tulip Poplar	35	35.0	35.0	66%		Some swelling at the base, some dead limbs and vines	Prune dead limbs, remove vines
742	Southern Red Oak	35	35.0	30.0	59%		Several dead limbs and vines	Remove (inside limits of clearing)
743	Tulip Poplar	30	30.0	40.0	72%		Some wounds and vines and dead limbs	
744	Pignut Hickory	19.2	19.2	22.0	62%		Vines and some dead limbs	Remove (inside limits of clearing)
745	Tulip Poplar	22.4	22.4	25.0	69%		Vines and some dead limbs	Remove (inside limits of clearing)
746	Red Maple	22.6	22.6	20.0	44%		Shallow damaged roots and many dead limbs	Remove (inside limits of clearing)
747	Tulip Poplar	46.4	46.4	35	59%		Shallow, gnarled roots, many large dead limbs	Prune dead limbs, mulch critical root zone
748	White Oak	44	44.0	40	59%		Large dead limbs, English ivy at base	REMOVE

# TREE PROTECTION ZONE KEEP OUT

OFF LIMITS TO CONSTRUCTION EQUIPMENT,  
MATERIALS, AND WORKERS

(COMPANY NAMES AND CONTACT NUMBERS)

## PENALTY FOR VIOLATIONS STRICTLY ENFORCED

### SPECIFICATIONS

- MATERIAL SPECIFICATION: 2 X 8 INCHES (H X W)
- BACKGROUND COLOR: RED OR YELLOW
- MATERIAL LETTER SIZE: 2 INCHES
- SHALL: 0.25 INCHES
- SIGN FACE OF WEATHERPROOF MATERIAL

### TREE PRESERVATION SIGN DETAIL

### TREE PRESERVATION SIGN NOTE

WEATHERPROOF TREE PRESERVATION AREA SIGNS SHALL BE POSTED ON TREE PROTECTION FENCING PER PFD 5-000.3, THE PERMITTEE SHALL POST AND MAINTAIN BUNGAL SIGNS AT THE LIMITS OF CLEARING AT A MINIMUM OF 50 FOOT INTERVALS. SIGNS SHALL BE POSTED IN ENGLISH AND SPANISH.

ENVIRONMENTAL



SUMMER HILL  
ESTATES

TREE PRESERVATION  
NARRATIVES

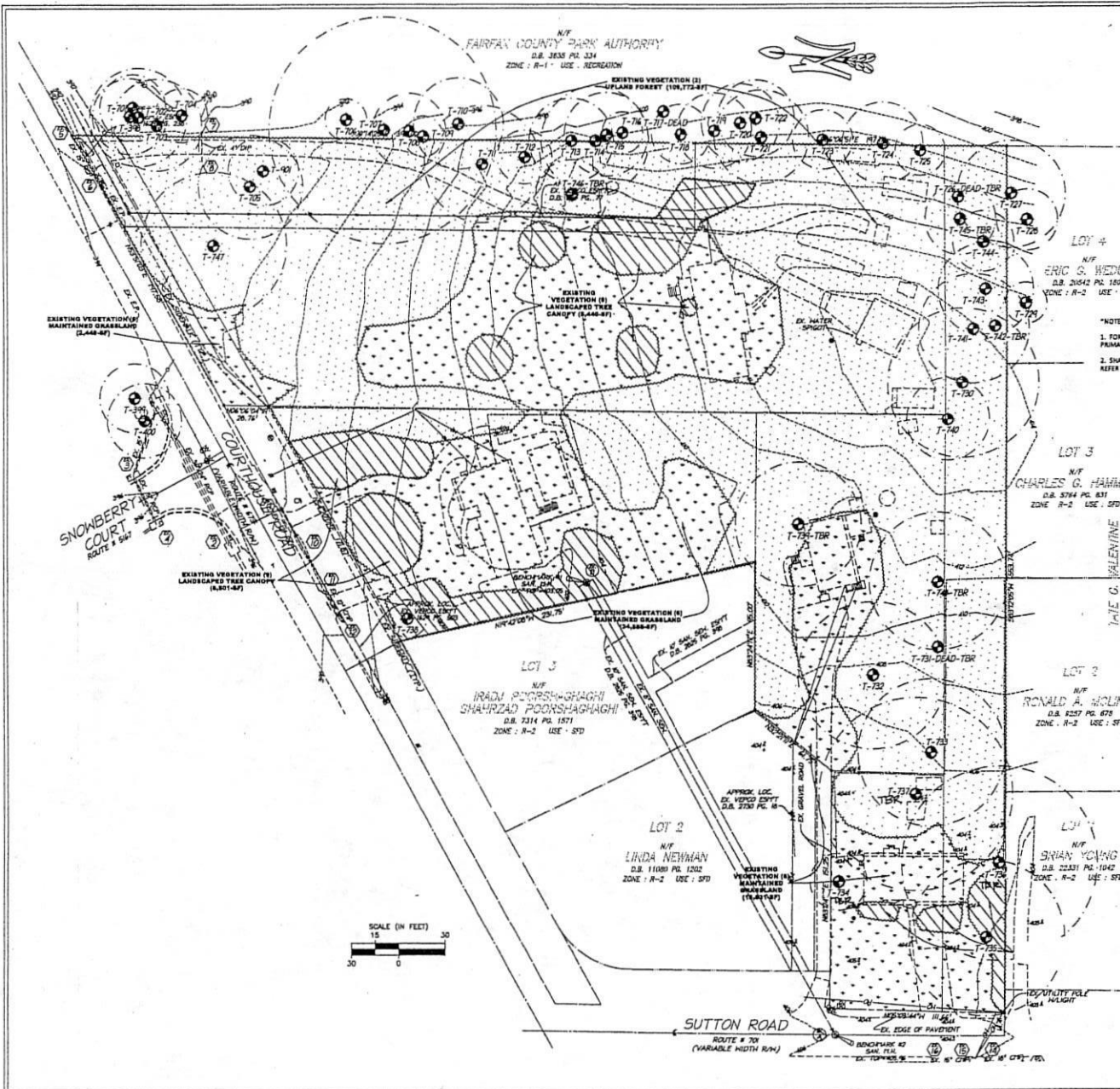
REVISIONS:	DATE	BY	REVISIONS
1	03-14-19	BY LAG	
2	03-14-19	BY AUS	
3	03-14-19	BY AUS	

SHEET 5B OF 7

SCALE: NTS  
PROJECT DATE: 03/14  
DRAFT: LAG  
CHECK: AUS  
FILE NUMBER: 004







# LEGEND

TREE LINE

EXISTING (2) UPLAND CANOPY (109,772-SF)  
LONGTERM SUCCESSIONAL FOREST

EXISTING (9) LANDSCAPED CANOPY (15,920-SF)

EXISTING VEGETATION (6) MAINTAINED GRASSLANDS (53,968-SF)

CRITICAL ROOT ZONE (CRZ)

TREE LOCATION

\*NOTES:

1. FORESTED PORTIONS OF THE SITE ARE DOMINATED BY LONGTERM SUCCESSIONAL, MATURE UPLAND WOODLANDS CONSISTING PRIMARILY OF TULIP, POKRA, WHITE OAK, RED OAK AND HICKORY. OVERALL, QUOTE TREES APPEARED TO BE IN FAIR CONDITION.
2. SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS. REFER TO THE TREE PRESERVATION NARRATIVE SHEET (3 OF 4) FOR THE TREE TABLE.

**ENVIRONMENTAL**  
13936 Parkcrest Circle, Suite 101  
Chantilly, VA 20151  
PH: 703-466-5123 WWW.INTERENVIRONMENTALINC.COM

SUMMER HILL  
ESTATES

EXISTING VEGETATION  
MAP

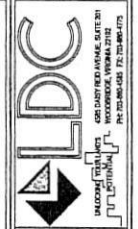
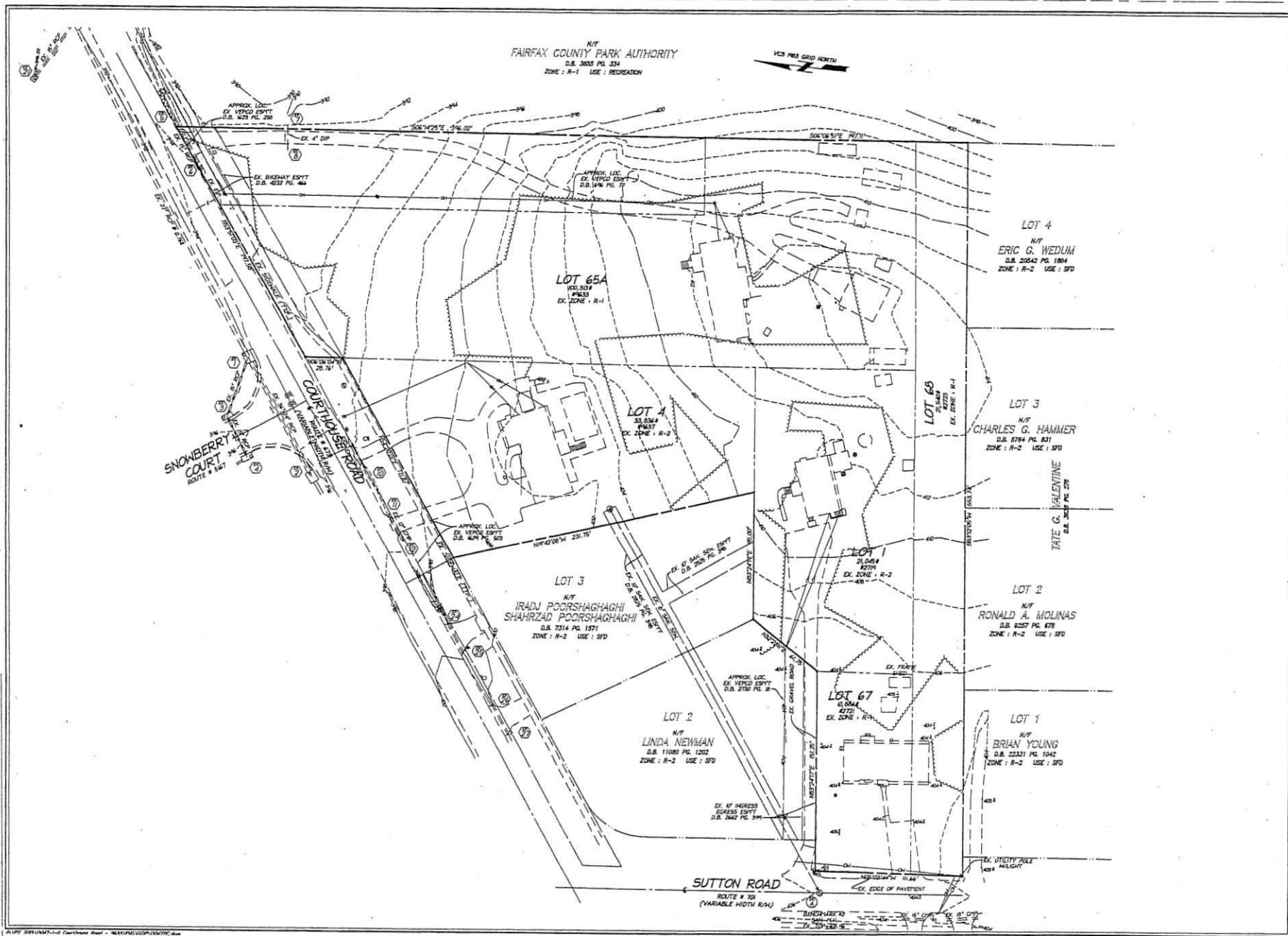
REVISIONS

DATE	REVISIONS
10-24-14	REV BY AM

SHEET 5 OF 7

SCALE: 1" = 30'  
PROJECT DATE: 8/15/14  
DRAFT: LAD  
CHECK: AYS  
FILE NUMBER: 001

Signature: *Arvash M. Sarraf*  
Arvash M. Sarraf  
Certified Arborist  
Certification # MA-4727A



EXISTING  
CONDITIONS PLAN

SUMMER HILL  
ESTATES

REVISION	DATE	DESCRIPTION	APPROVED BY
1	03/04	INITIAL DESIGN	
2	03/04	REVISED DESIGN	
3	03/04	FINAL DESIGN	

I HEREBY CERTIFY THAT  
OTHER THAN THE REVISIONS  
SHOWN HEREON, NO OTHER  
CHANGES HAVE BEEN MADE



SCALE:  
1" = 30'

SHEET 4 OF 7

DATE: MARCH 2004

DRAFT: KHA CHECK: MTH

FILE NUMBER: 00047-1-0 3.00

[illegible]

A:\PT 2011\VM7-1-0 Carthage Blvd - 0411\VM7\CDM\VM7FC.dwg





## NOTES

- THE PROPERTIES DELINEATED ON THIS PLAN ARE LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP NO. 48-1 (1/1) PARCELS 45, 47, 48 AND ARE CURRENTLY ZONED R-1 AND 48-1 (1/1) LOT 1 AND 4 AND ARE CURRENTLY ZONED R-2.
- THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF GACREST FARMS, LC BY DEED RECORDED IN DEED BOOK 2384 AT PAGE 86, AS TO PARCELS 45, GACREST FARMS, LC BY DEED RECORDED IN DEED BOOK 2340 AT PAGE 240 AS TO LOT 1, PAUL L. BELLAMY, JR. AND LILLIAN M. BELLAMY, BY DEED RECORDED IN DEED BOOK 2670 AT PAGE 51, AS TO LOT 4, AND CHAN IN INTERNATIONAL LIMITED IN DEED BOOK 20729 AT PAGE 188 AS TO PARCELS 47 AND 48, ALL RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THE APPLICANT IS SODAS AGRIUS, LTD.
- THE PROPERTY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY BY THIS FIRM PERFORMED ON AUGUST 14, 2003.
- TITLE REPORT FURNISHED BY STEWART TITLE GUARANTEE COMPANY, FILE NO. 03V-044, EFFECTIVE DATE JULY 11, 2003, AS TO LOT 1 AND FILE NO. 03V-106, EFFECTIVE DATE MARCH 14, 2003 AS TO LOT 4. INFORMATION REGARDING LOT 4 PROVIDED FROM NOTEDOWN TITLE & EROSION, LLC, OCTOBER 4, 2003.
- THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE 57, AN AREA DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 50060G06, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2000.
- THIS TOPOGRAPHIC SURVEY ON THE PROPERTY HAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF KEVIN D. VAUGHN FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION. THE ORIGINAL DATA HAS OBTAINED ON AUGUST 2003, AND THAT THIS PLAN MEETS MINIMUM ACCURACY STANDARDS UNLESS NOTED, THE VERTICAL DATUM IS BASED ON THE NAVD 83. THE CONTOUR INTERVAL IS TWO (2) FEET.
- THE PLAN OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO THE TOPCON RTK NETWORK. THE COMBINED GRID AND ELEVATION FACTOR 0.9999403.
- UNLESS OTHERWISE NOTED ON THIS SURVEY, LOCATIONS AND CONNECTIONS OF STORM AND SANITARY SEWER FACILITIES ARE BASED ON OBSERVED FIELD EVIDENCE. ASBESTOS INFORMATION OF ACCESSIBLE STRUCTURES HAVE BEEN PROVIDED.
- WHILE REASONABLE CARE HAS BEEN TAKEN IN IDENTIFYING UNDERGROUND UTILITIES AND CONNECTIONS, THEY ARE APPROXIMATE BASED UPON OBSERVABLE ABOVE GROUND FIELD FACILITIES AND/OR SUBSURFACE UTILITY PAINT MARKINGS OR PIN FLAGS ONLY. THEREFORE, ACCURACY OF CONNECTIONS CANNOT BE GUARANTEED.
- UTILITY PLANS HERE NOT PROVIDED DURING THE PERFORMANCE OF THIS SURVEY. ADDITIONAL UTILITY FACILITIES AND/OR UNDERGROUND LINES MAY EXIST THAT WERE NOT EVIDENT OR IDENTIFIED. UTILITY PLANS NEED TO BE ACQUIRED AND COMPARED WITH THIS SURVEY PRIOR TO CONSIDERING SITE DESIGN.
- ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT REQUESTS THE RIGHT TO AMT FOR ANY FUTURE MODIFICATIONS OF PRT DESIGN CRITERIA AT THE TIME OF SUBDIVISION PREPARATION PROVIDED THE MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE GDS.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.
- LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR MORE.
- ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. LIMITS OF CLEARING AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THOSE SHOWN HEREON.
- AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- A RESOURCE PROTECTION AREA (RPA) IS NOT LOCATED ON THE SUBJECT PROPERTY. A RESOURCE MANAGEMENT AREA (RMA) IS LOCATED ON THE SUBJECT PROPERTY. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 2-3 DWELLING UNITS PER ACRE. THE PROPOSED DENSITY OF 2.45 DWU/ACRE MEETS THE INTENT OF THE COMPREHENSIVE PLAN. THE SITE DESIGN DENSITY, ADDING USES AND PROPOSED PRESERVATION AND PLANTINGS WILL ENHANCE THIS PROPERTY AND WILL MEET THE APPLICABLE CRITERIA FOR STAFF REVIEW.
- IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS REQUIRED ALONG COURTHOUSE ROAD, ADJACENT TO THE SUBJECT PROPERTY, AND WILL BE PROVIDED AS SHOWN ON SHEET 2.
- LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- COURTHOUSE ROAD AND SUTTON ROAD ARE NOT SHOWN ON THE COUNTY'S TRANSPORTATION PLAN OR VDOT 6 YEAR PLAN TO BE WIDENED OR IMPROVED. COURTHOUSE ROAD AND SUTTON ROAD ARE SHOWN ON THE COMPREHENSIVE PLAN FOR ADDITIONAL DEDICATION. ADDITIONAL DEDICATION IS PROPOSED IN CONJUNCTION WITH THE COMPREHENSIVE PLAN.
- AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN DOES NOT EXIST ON THE SUBJECT PROPERTY. THE COMPONENTS OF A MAINTAIN DENSITY REDUCTION DO NOT EXIST ON SITE.
- LDC DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
- DEVELOPMENT OF THIS PROJECT SHALL CONFIDE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.
- A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN, IF REQUIRED.

- ALL DIMENSIONS ARE APPROPRIATE AND TYPICAL HOUSE FOOTPRINTS AND ELEVATIONS SHOWN ON THESE LOTS MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE GDS AND THE MINIMUM YARDS ARE PROVIDED. A NEW HOUSE MAY BE CONSTRUCTED ON LOTS 4-6 PROVIDED IT IS IN SUBSTANTIAL CONFORMANCE WITH THE ELEVATIONS AND THE MINIMUM YARDS ARE PROVIDED. THE EXISTING WESTERN ENTRANCE SERVING LOT 4 WILL REMAIN AND BE REPAIRED AT SUCH TIME A NEW HOUSE IS CONSTRUCTED ON THIS LOT. THE EXISTING EASTERN ENTRANCE SERVING LOT 4 WILL BE REMOVED IN CONJUNCTION WITH THE APPLICATION. HOWEVER THE EXISTING DRIVEWAY OUTSIDE THE RIGHT-OF-WAY WILL REMAIN UNTIL SUCH TIME A NEW HOUSE IS CONSTRUCTED ON THIS LOT. ACCESS TO THE HOUSE ON LOT 4 WILL BE PROVIDED FROM THE PROPOSED PUBLIC STREET AS GENERALLY SHOWN ON SHEET 2.
- THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT IS SIMILAR TO ADJACENT DEVELOPMENTS AND WILL MINIMIZE ADVERSE EFFECTS TO ADJACENT PROPERTY OWNERS. THE APPLICANT WILL BE PRESERVING NATURAL FEATURES ON SITE AS SHOWN ON SHEET 2. ADDITIONAL PLANTING AROUND THE PROPOSED STREET WILL BE PROVIDED. THE APPLICANT WILL ENSURE THAT THE POST DEVELOPMENT RUNOFF IS LESS THAN THE PRE DEVELOPMENT RUNOFF.
- ADDITIONAL TREE PLANTINGS AND PRESERVATION, AS SHOWN ON THE GDS, WILL PROVIDE ADEQUATE FEATURES OF SCREENING AND PROVIDE AN IDENTITY TO THIS COMMUNITY.
- MINOR ADJUSTMENTS TO THE LOT LINES AND UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREIN.
- EXISTING STRUCTURES CONSTRUCTED IN PRT (PARCELS 45, 47 AND 48) AND PMA (PARCELS 1 AND 4). THE EXISTING CHIMNEYS ON PARCELS 45 AND 47 WILL REMAIN. THE APPROXIMATE HEIGHT OF THE EXISTING STRUCTURES IS 30 FEET.
- LOCATION OF EXISTING STRUCTURES ON OPPOSITE PROPERTIES ARE APPROXIMATE AND FROM INFORMATION OF RECORD.
- PARCELS 45 IS CURRENTLY SERVED BY ONSITE SEPTIC AND PUBLIC WATER. THE SEPTIC TANK AND SEPTIC FIELD WILL BE PROPERLY ABANDONED PRIOR TO APPROVAL OF ANY DEVELOPMENT PERMITS BEING RELEASED. THE CHIMNEY ON PARCELS 44 & 47 WILL CONTINUE TO BE SERVED BY PUBLIC SEWER AND WATER.
- THE EXISTING GRAVEL ROAD AND ENTRANCE SERVING EXISTING PARCEL 1 WILL BE REMOVED IN CONJUNCTION WITH THIS APPLICATION.
- CONSTRUCTION OF BUILDINGS SHALL REQUIRE FULL COMPLIANCE WITH FIRE PROTECTION AND ACCESS REQUIREMENTS LISTED IN THE STATEWIDE BUILDING CODE, THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, AND THE STATEWIDE FIRE PREVENTION CODE AS AMENDED BY FAIRFAX COUNTY INCLUDING ALL FIRE LANE MARKINGS. PLANS AND SUBTITLES HAVE BEEN RETAINED BY PMA FOR FILING.
- THE APPLICANT WILL INSTALL A CROSSWALK AT THE SHERBERRY COURT AND COURTHOUSE ROAD INTERSECTION, SUBJECT TO THE APPROVAL BY VDOT. THE FINAL LOCATION WILL BE DETERMINED AT TIME OF SUBDIVISION PLAN IN CONJUNCTION WITH THE APPLICANT AND VDOT. IN THE EVENT VDOT DOES NOT APPROVE THE INSTALLATION OF A CROSSWALK, THIS CROSSWALK WILL NOT BE REQUIRED TO BE INSTALLED.

## WAIVERS AND MODIFICATIONS

- THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE SIDEWALK REQUIREMENT ALONG COURTHOUSE ROAD AS NOTED IN SECTION 6-002 OF THE PUBLIC FACILITIES MANUAL AND SECTION 6-0-3-2(1)(2) OF THE COUNTY CODE IN LIEU OF THE PROPOSED 8' ASPHALT HALLOWAY TO BE PROVIDED ALONG COURTHOUSE ROAD. THIS ASPHALT HALLOWAY PROVIDES AN ADEQUATE PEDESTRIAN ACCOMMODATION AND MEETS THE INTENT, WITHOUT PROVIDING A SECONDARY, PARALLEL, SIDEWALK CONNECTION. THIS ASPHALT HALLOWAY WILL BE MAINTAINED BY FAIRFAX COUNTY.
- THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE SIDEWALK REQUIREMENT ALONG SUTTON ROAD AS NOTED IN SECTION 6-002 OF THE PUBLIC FACILITIES MANUAL AND SECTION 6-0-3-2(1)(2) OF THE COUNTY CODE DUE TO THE LACK OF ADJACENT IMPROVEMENTS. THE APPLICANT WILL PROVIDE A 6' ASPHALT HALLOWAY ALONG SUTTON ROAD IN THE INTERIM CONDITION AS SHOWN ON SHEET 2.
- THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF CURB AND GUTTER ALONG SUTTON ROAD AS NOTED IN SECTION 7-008.1 OF THE PUBLIC FACILITIES MANUAL AND SECTION 6-0-3-2(1)(3) OF THE COUNTY CODE. THE APPLICANT WILL ESCROW THE COST OF THE CURB AND GUTTER, AS NOTED IN THE PROFFERS, FOR FUTURE CONSTRUCTION BY OTHERS.
- IN ACCORDANCE WITH SECTION 6-002.6 OF THE PRT AND LETTER TO INDUSTRY 14-05, THE APPLICANT IS RESPECTFULLY REQUESTING A MODIFICATION TO PERMIT THE USE OF UNDERGROUND SANITARY IN A RESIDENTIAL DISTRICT IN CONJUNCTION WITH THE USE OF A STACKABLE, MODULAR PLASTIC UNDERGROUND STORMWATER MANAGEMENT SYSTEM. A WAIVER WILL BE SUBMITTED CONCURRENTLY WITH THIS APPLICATION.

## RESIDUE PARENT BEVERLY SUBDIVISION DENSITY

### EXISTING BEVERLY CORNER SUBDIVISION (PRELIMINARY ZONING)

THE PARCELS LOCATED ON TAX MAP 48-1 (1/1) AND 4 ARE CURRENTLY PART OF THE BEVERLY CORNER SUBDIVISION. THIS SUBDIVISION WAS CREATED IN DEED BOOK 2442, PAGE 394 (LOT 1) AND DEED BOOK 2625, PAGE 396 (LOT 4). PER THIS DEED, PLEASE NOTE THE FOLLOWING:

TOTAL AREA SUBJECT TO SUBDIVISION AFTER RIGHT-OF-WAY DEDICATION: 2.48 ACRES  
NUMBER OF LOTS: 2  
DENSITY: 1.61 DWU/ACRE

PROPOSED BEVERLY CORNER SUBDIVISION (AFTER REZONING AND REMOVAL OF LOTS 1 AND 4 FROM SUBDIVISION = 1.34 ACRES)  
ACREAGE OF BEVERLY CORNER SUBDIVISION: 1.01 ACRES  
NUMBER OF LOTS: 2  
DENSITY: 1.61 DWU/ACRE, WHICH IS BELOW THE MAXIMUM OF 2 DWU/ACRE

## TABULATIONS

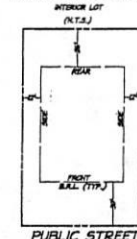
SITE AREA = 170,459 ± OR 4.12 ACRES  
EXISTING ZONING = R-1 AND R-2  
PROPOSED ZONING = R-3  
PROPOSED USE = SINGLE FAMILY DETACHED  
MAXIMUM BUILDING HEIGHT REQUIRED/PROVIDED = 35 FEET  
MINIMUM DISTRICT SIZE REQUIRED = 2 ACRES  
AVERAGE LOT SIZE REQUIRED = 115,500 ±  
AVERAGE LOT SIZE PROVIDED = 115,500 ±  
MINIMUM LOT SIZE PROVIDED = 115,500 ±  
MINIMUM LOT WIDTH REQUIRED = 80' (INTERIOR), 40' (CORNER)  
MINIMUM YARDS:  
REQUIRED FRONT YARD: 30'  
SIDE YARD: 10'  
REAR YARD: 25'  
PROVIDED FRONT YARD: 30'  
SIDE YARD: 10'  
REAR YARD: 25'

OPEN SPACE REQUIRED OR OPEN SPACE PROVIDED: 2.48 ± 15,300 ±

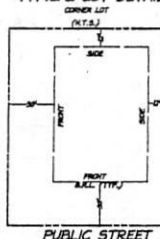
PARKING:  
REQUIRED (2 SPACES/LOT FOR LOTS WITH FRONTAGE ON PUBLIC STREET) = 20 SPACES  
PROVIDED (4 SPACES/LOT) = 40 SPACES (THAT 80' DRIVEWAY WITH 2 SPACES IN DRIVEWAY & 2 SPACES IN GARAGE)

DENSITY:  
PERMITTED = 3.00 DWU/AC (11 LOTS)  
PROPOSED = 2.45 DWU/AC (10 LOTS)

### TYPICAL LOT DETAIL

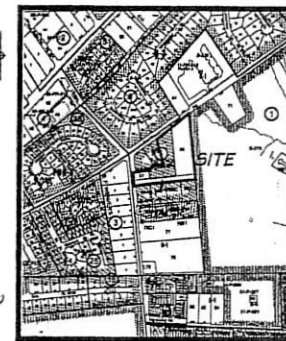


### TYPICAL LOT DETAIL



IN ACCORDANCE WITH SECTION 3-402 OF THE ZONING ORDINANCE, ANY OPEN DECK WITH NO PART OF ITS FLOOR HIGHER THAN 4' ABOVE FINISHED GROUND LEVEL MAY EXTEND INTO THE SIDE YARD 5' BUT NOT CLOSER THAN 5' TO ANY SIDE LOT LINE AND INTO THE REAR YARD 10' BUT NOT CLOSER THAN 5' TO ANY SIDE OR REAR LOT LINE.

IN ACCORDANCE WITH SECTION 3-402 OF THE ZONING ORDINANCE, ANY OPEN DECK WITH NO PART OF ITS FLOOR HIGHER THAN 4' ABOVE FINISHED GROUND LEVEL MAY NOT EXTEND INTO A SIDE YARD AND MAY EXTEND UP INTO A REAR YARD, BUT NOT CLOSER THAN 5' TO ANY REAR LOT LINE AND NOT CLOSER THAN A DISTANCE EQUAL TO THE DEPENDENT SIDE YARD TO THE SIDE LOT LINE.



VICINITY MAP  
SCALE: 1" = 500'



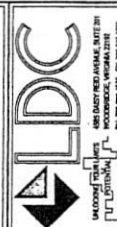
SOILS MAP  
SCALE: 1" = 500'

## SOIL INFORMATION

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
34	GLENGLE SILT LOAM	I	FAIR	POOR	MODERATE
405	WHEATON-GLENGLE COMPLEX	IVB	GOOD	GOOD	HIGH

## SHEET INDEX

- COVER SHEET
- GENERAL DEVELOPMENT PLAN
- LANDSCAPE PLAN
- EXISTING CONDITIONS MAP
- EXISTING VEGETATION MAP
- TREE PRESERVATION AND PROTECTION PLAN
- SO-C TREE PRESERVATION NARRATIVES
- ELEVATIONS
- STORMWATER MANAGEMENT INFORMATION



COVER SHEET

SUMMER HILL  
ESTATES

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	BY	REVISION	DATE	BY	REVISION	DATE	BY	REVISION
1	10/14/04	MA	INITIAL DESIGN						
2	10/14/04	MA	REVISED DESIGN						
3	10/14/04	MA	REVISED DESIGN						
4	10/14/04	MA	REVISED DESIGN						
5	10/14/04	MA	REVISED DESIGN						
6	10/14/04	MA	REVISED DESIGN						
7	10/14/04	MA	REVISED DESIGN						
8	10/14/04	MA	REVISED DESIGN						
9	10/14/04	MA	REVISED DESIGN						
10	10/14/04	MA	REVISED DESIGN						



SCALE: N/A  
SHEET 1 OF 7  
DATE: MARCH 2004  
DRAWN: KMA  
CHECK: HTM  
FILE NUMBER: 04-10-108



# RZ 2014-PR-012

## Zoning Application Closeout Summary Report

Printed: 1/15/2015

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### General Information

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APPLICANT: SEKAS HOMES, LTD.  
DECISION DATE: 01/13/2015  
CRD: NO  
HEARING BODY: BOS  
SUPERVISOR DISTRICT:  
ACTION: APPROVE  
STAFF COORD: SUZANNE WRIGHT  
DECISION SUMMARY:

ON JANUARY 13, 2015, THE BOARD UNANIMOUSLY APPROVED RZ-2014-PR-012 ON A MOTION BY SUPERVISOR SMYTH SUBJECT TOPROFFERS DATED DECEMBER 9, 2014.

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### Zoning Information

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Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
R- 2	1.38 ACRES	R- 3	1.38 ACRES	R- 3	2.74 ACRES
R- 1	2.74 ACRES	R- 3	2.74 ACRES	R- 3	1.38 ACRES

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### Tax Map Numbers

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048-1- /01/ /0068-  
048-1- /05/ /0004-  
048-1- /01/ /0065-  
048-1- /05/ /0001-  
048-1- /01/ /0067-

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### Approved Land Uses

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Zoning District: R- 3

APPROVED RESIDENTIAL DEVELOPMENT				APPROVED NON-RESIDENTIAL DEVELOPMENT		
<u>LAND USE</u>	<u>DWELLING</u> <u>UNITS</u>	<u>LAND AREA</u>	<u>NO. OF</u> <u>ADU'S</u>	<u>GFA</u>	<u>LAND AREA</u>	<u>FAR</u>
SFD	10	4.12 ACRES				
TOTAL	10	4.12 ACRES				

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### Approved Waivers/Modifications

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SEE FILE FOR ALL WAIVERS AND MODIFICATIONS  
WAIVE FRONTAGE IMPROVEMENTS  
WAIVE SIDEWALKS

## Approved Proffers

PROFFER STATEMENT DATE: 12-09-2014

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
OTHER - LAND USE	01-01-0001	1	BLDG PRMT APRV	\$3,000	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	RUP	\$0	01-01-0001
ACCESSIBLE DWELLING (ADA)	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	1	BLDG PRMT APRV	\$43,000	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	0	N/A	\$0	01-01-0001
DRIVEWAYS AND DRIVEWAY ENTRANCES	01-01-0001	0	N/A	\$0	01-01-0001
UNDERGROUND - SWM	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION - HOURS / NOISE	01-01-0001	0	N/A	\$0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$0	01-01-0001
EXTEND / CONNECT PUBLIC STREETS	01-01-0001	0	N/A	\$0	01-01-0001
ESCROW - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	\$0	01-01-0001
PEDESTRIAN IMPROVEMENTS (CROSSWALKS /BRIDGES /SIGNALS)	01-01-0001	0	N/A	\$0	01-01-0001
NO STREET CONNECTION	01-01-0001	0	N/A	\$0	01-01-0001
EASEMENT / MAINTENANCE - SWM	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
HOUSING TRUST FUND	01-01-0001	1	BLDG PRMT APRV	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	1	BLDG PRMT APRV	\$21,432	01-01-0001
BUILDING FOOTPRINT	01-01-0001	0	N/A	\$0	01-01-0001



COUNTY OF FAIRFAX  
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

Amended  
APPLICATION No: RZ 2014-PR-012  
(Assigned by staff)

RECEIVED  
Department of Planning & Zoning

AUG 11 2014

**APPLICATION FOR A REZONING**  
(PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), Sekas Homes, Ltd., the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1/R-2 District to the R-3 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

**LEGAL DESCRIPTION:**

65, 67, 68		Sutton Road	23364,20723	88,1168
1,4		Beverly Corner	23490,2870	2140,51
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

48-1	1		65,67,68	2.74
48-1	5		1,4	1.38
				4.12
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

2719,2721,2723 Sutton Road and 9637,9633 Courthouse Road
--


**ADVERTISING DISCRIPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

SE Intersection of Courthouse Road and Sutton Road	
<b>PRESENT USE:</b> Residential	<b>PROPOSED USE:</b> Residential
<b>MAGISTERIAL DISTRICT:</b> Providence	<b>OVERLAY DISTRICT (S):</b> None

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Kelly M. Atkinson, AICP  
Type or Print Name

11C 4585 Daisy Reid Av. #201 Woodbridge VA 22192  
Address

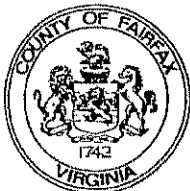
  
Signature of Applicant or Agent  
(Work) (703) 680-4585 (Mobile)  
Telephone Number

Please provide name and telephone number of contact if different from above:

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: September 17, 2014

Fee Paid \$4545.00

**COUNTY OF FAIRFAX****Department of Planning and Zoning****Zoning Evaluation Division**

12055 Government Center Parkway, Suite 801

Fairfax, VA 22035 (703) 324-1290, TTY 711

[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)APPLICATION No: RZ/FDP 2014-PR-012

(Assigned by staff)

RECEIVED  
Department of Planning & Zoning

MAR 21 2014

Zoning Evaluation Division

**APPLICATION FOR A REZONING**

(PLEASE TYPE or PRINT IN BLACK INK)

**PETITION****TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), Sekas Homes, Ltd., the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1/R-2 District to the PDH-3 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA ( )	CDP (X)	FDP (X)	CDPA ( )	FDPA ( )
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**LEGAL DESCRIPTION:**

55, 67, 68		Sutton Road	23364, 20723	88, 1168
1, 4		Beverly Corner	<del>23-190, 2070</del>	<del>2140.51</del>
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

48-1	1		65, 67, 68	2.74
48-1	5		1, 4	1.38
				4.12
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

2719, 2721, 2723 Sutton Road and 9637, 9633 Courthouse Road

**ADVERTISING DISCRIPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

SE Intersection of Courthouse Road and Sutton Road

PRESENT USE: Residential	PROPOSED USE: Residential
MAGISTERIAL DISTRICT: Providence	OVERLAY DISTRICT (S): None

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Kelly M. Atkinson, AICP

Type or Print Name

LDC 4585 Daisy Reid Av. #201 Woodbridge VA 22192

Address

Kelly M. Atkinson  
Signature of Applicant or Agent

(Work) 703-680-4585

(Mobile)

Telephone Number

MPC  
3/21/14

Please provide name and telephone number of contact if different from above:

**DO NOT WRITE BELOW THIS SPACE**Date application accepted: May 21, 2014Fee Paid \$ 34,005.00



July 28, 2014

Metes and Bounds Description  
the property of  
**Oakcrest Farms, L.C.,**  
**Lot 1 & Lot 4, Beverly Corner**  
and  
the properties of  
**Chun Xi International LTD.**  
Providence District  
Fairfax County, Virginia

Beginning at a point in the southerly right of way line of Courthouse Road, Route # 673, variable width right of way, said point being the northwesterly corner of the property of Fairfax County Park Authority, deed book 3655, page 334; thence departing Courthouse Road and running with of the property of Fairfax County Park Authority the following two (2) courses and distances, South 06°14'25" East, 396.02 feet to a point; thence South 06°06'51" East, 197.11 feet to a point, said point being the northeasterly corner of Lot 4, Tate G. Valentine Subdivision, deed book 3638, page 278; thence departing of the property of Fairfax County Park Authority and running with Lot 4, Tate G. Valentine Subdivision and continuing with Lot 3, Lot 2, Lot 1 and further continuing with the southerly right of way line of Sutton Road, Route # 701, variable width right of way, South 83°12'05" West, 553.74 feet to a point; thence with the easterly right of way line of Sutton Road, North 05°03'44" West, 111.66 feet to a point; thence with the northerly right of way line of Sutton Road and continuing with Lot 2, Beverly Corner, deed book 2825, page 398, the following two (2) courses and distances, North 83°24'17" East, 151.25 feet to a point; thence North 32°21'11" East, 61.75 feet to a point, said point being the southwesterly property corner of Lot 3, Beverly Corner; thence departing Lot 2 and running with Lot 3 the following two (2) courses and distances, North 83°24'17" East, 95.00 feet to a point; thence North 19°42'08" West, 231.75 feet to a point, said point being in the southerly right of way line of the aforementioned Courthouse Road; thence departing Lot 3 and running with Courthouse Road the following three (3) courses and distances, North 54°20'01" East, 171.87 feet to a point; thence North 06°06'04" West, 28.76 feet to a point; thence North 53°51'03" East, 197.58 feet to the point of beginning, containing 179,659 square feet, or 4.12440 acres of land, more or less.

RECEIVED  
Department of Planning & Zoning  
AUG 11 2014  
Zoning Evaluation Division